MINUTES OF THE REGULAR ZONING BOARD OF ADJUSTMENT MEETING OF PISCATAWAY TOWNSHIP HELD ON THURSDAY, OCTOBER 22, 2026

The Regular Meeting of the Piscataway Zoning Board was called to order at 7:00 P.M. online via Zoom, Piscataway, New Jersey, by Chairman Shawn Cahill.

Chairman Cahill stated: IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED IN THE FOLLOWING WAYS:

*Posted on the bulletin board of the Municipal Building and made available through the Township Clerk;
*Notice published in the Courier News;
*Notice sent to The Star Ledger;
*Notice made available through the Township Librarians.

ROLL CALL:
PRESENT: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando, Waqar Ali and Shawn Cahill. **ABSENT**: None

Also present: James Kinneally, Esq., Jonathan Misrahi and Laura Buckley, Recording Clerk. It was determined that a quorum was present by roll call.

4. PLEDGE OF ALLEGIANCE

5. CHANGES TO THE AGENDA:

Mr. Kinneally states that there are some changes to tonight's agenda**:**
#7. 26-ZB-61V,Guaranteed Service-Postponed to 11/12/26-Must notice one resident
#10. 26-ZB-26/27V, Muslim Center of Middlesex County-Postponed to 12-10-26

6. 26-ZB-58V **Mary Sadlowski**
Bulk Variance
Block 7919, Lot 41.01; Zone: R-20
2 Nelson Avenue South
Applicant would like to add an addition.

VARIANCES REQUIRED:
21-501 Required – 35 foot front yard setback
Proposed – 20.8 foot front yard setback (existing)
Proposed – 25.17 foot front yard setback

*Based on the architectural drawings submitted, it appears that a second dwelling unit is being proposed. A use variance may be required.
**A Certificate of Occupancy was issued for a new detached 2 car garage under Permit #20091574. The structure complies with the required 8 foot side and rear yard setback requirements.

Action to be taken prior to January 21, 2027

Mary Sadlowski, the applicant, is sworn in to testify on her own behalf. Ms. Sadlwoski states that she would like to put a second story addition on her home. She lives alone and her son will be moving back in with her. There will not be a second kitchen on the second floor, just a wet-bar. Ms. Sadlowski agreed to do a deed restriction for a single family home only.

Chairman Cahill asks the Board if there are any further questions or comments; none. Public portion open/closed.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION**: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando, Waqar Ali and Shawn Cahill. **NO ON THE MOTION**: None.

8. 26-ZB-63V **Punita Patel**
Bulk Variance
Block 506, Lot 72; Zone: R-7.5
14 Marcel Lane
Applicant would like to install a fence within an easement.

VARIANCES REQUIRED:

21-601 Required – no easement shall be encroached upon or reduced in any manner
Proposed – a fence located over a municipal easement

Action to be taken prior to January 26, 2027

Punita Patel, the applicant, is sworn in to testify on her own behalf. Ms. Patel states that they would like to put up a fence which is on the easement. She needs it for privacy and protection. Mr. Kinneally asks if she is willing to sign a memorandum of restriction stating that if the Township needs to gain access to that easement, it is up to the homeowner to remove and replace the fence; she agrees. Chairman Cahill asks the Board if there are any further questions or comments; none. Public portion open/closed.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION**: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando, Waqar Ali and Shawn Cahill. **NO ON THE MOTION**: None.

9. 26-ZB-64V **Gayatri Nayee & Anil Limbachiva**
Bulk Variance
Block 9701, Lot 82; Zone: R-20
2 Surrey Lane
Applicant would like to construct a second floor addition.

VARIANCES REQUIRED:

21-501 Required – lot area 20,000 square feet
Proposed – lot area 12,442.75 square feet (existing) *

Required – 150 foot lot depth
Proposed – 120 foot lot depth (existing) *

Required – 40 foot front yard setback
Proposed – 34.25 foot front yard setback (Surrey Lane) *
Proposed – 34.25 foot front yard setback (Morris Avenue) *

Required – 15 foot side yard setback
Proposed – 10.59 foot side yard setback (existing) *

Required – maximum building coverage 20 percent
Proposed – 21 percent building coverage *

*Variances previously granted under Application #25-ZB-78V.

Action to be taken prior to January 31, 2027

Gayatri Nayee, the applicant, is sworn in to testify. Ms. Nayee states that she has already been approved for an addition but they would like to square off the house on the second floor. Mr. Misrahi asks if the building coverage will change; it will not. It was previously approved and will not exceed that. No further questions. Chairman Cahill asks the Board if there are any further questions or comments; none. Public portion open/closed.

MOTION was made by Chairman Shawn Cahill to approve the application; seconded by Mr. Patel. **YES ON THE MOTION**: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando, Waqar Ali and Shawn Cahill. **NO ON THE MOTION**: None.

11. ADOPTION OF RESOLUTIONS FROM THE REGULAR MEETING OF OCT. 8, 2026:

(a) 26-ZB-54V Jhoana Flores –Approved
(b) 26-ZB-56V Jetalkumar Patel-Approved
(c) 26-ZB-52V Patricia Yulick-Approved

All in Favor: Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando, Waqar Ali and Shawn Cahill.

12. ADOPTION OF MINUTES FROM THE REGULAR MEETING OF OCT. 8, 2026

MOTION was made by Chairman Cahill to adopt the minutes; second by Mr. Tillery. **All in Favor** Steve Weisman, Kalpesh Patel, Roy O'Reggio, Jeff Tillery, Bill Mitterando, Waqar Ali and Shawn Cahill.

13. ADJOURNMENT

MOTION was made by Chairman Cahill to Adjourn the meeting; second by Mr. Weisman.
ALL IN FAVOR: Aye **OPPOSED**: None

NEXT SCHEDULED MEETING IS NOVEMBER 12, 2026 AT 7:00 PM

The meeting was adjourned at 7:10 P.M.

Respectfully Submitted,
Laura A. Buckley
Zoning Board Recording Clerk for Shawn Cahill, Secretary

I certify that the foregoing is a true and correct copy of the Minutes from the Regular Meeting of October 22, 2026 same having been fully adopted by the Zoning Board of Adjustment of Piscataway on November 12, 2026.

SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT