

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON OCTOBER 10, 2018

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 P.M. in the Department of Public Works, 505 Sidney Road, Piscataway, New Jersey by Chairman Carlton.

Chairperson Smith 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: Chairperson Smith, Dawn Corcoran-Gardella, Mayor Wahler, Rev. Kenney, Dennis Espinosa, Carol Saunders

ABSENT: Gabrielle Cahill, Paul Carlton.

Also present: Chris Nelson, Esq., Attorney, Peter Van den Kooy, PP, Kevin Chen and Laura Buckley (Planning Board Recording Secretary).

It was determined that a quorum was present by roll call.

4. PLEDGE OF ALLEGIANCE

5. SWEARING IN OF PROFESSIONALS: Peter Van den Kooy & Kevin Chen, CME Associates.

6. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN AT THE REGULAR MEETING OF SEPTEMBER 8, 2018:

- (a) **18-PB-31 PAL IV Associates, LLC**
18-PB-32V Site Plan and Bulk Variance
Block 5201, Lot 6.02; Zone: LI-5
30 Turner Place
Application was approved.

MOTION was made by Ms. Saunders to memorialize the Resolution, seconded by Rev. Kenney
ROLL CALL: Mayor Wahler, Dawn Corcoran-Gardella, Rev. Kenney, Dennis Espinosa, Carol Saunders and Chairperson Smith voted yes on the motion.

- (b) **Resolution to authorize CME Associates to prepare a redevelopment plan for Block 5204, Lot 1.03; commonly known as 475 Stelton Road.**

MOTION was made by Ms. Saunders to memorialize the Resolution, seconded by Ms. Corcoran.
ROLL CALL: Mayor Wahler, Dawn Corcoran-Gardella, Rev. Kenney, Dennis Espinosa, Carol Saunders and Chairperson Smith voted yes on the motion

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7. ADOPTION OF MINUTES TO MEMORIALIZE ACTION TAKEN AT THE REGULAR MEETING OF SEPTEMBER 12, 2018:

MOTION was made by Ms. Saunders to memorialize the minutes from the regular meeting of August 8, 2018; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Rev. Kenney, Carol Saunders, Dennis Espinosa and Chairperson Smith voted yes on the motion.

Chairperson Smith states that there are a few postponements for this evening:

- (a) # 8 on the agenda, Performance Food Group, Inc., 18-PB-39/39V, has been postponed until November 7, 2018; no further notice required.

SITE PLAN

- 9. 17-PB-49 Humanscale Corp.
17-PB-50V Site Plan and Bulk Variance
Block 4201, Lot 7.01, Zone LI-5
220 Circle Drive

Applicant is seeking a site plan and bulk variances for an amendment to a previously approved site plan for office/warehouse and associated improvements.

VARIANCES REQUIRED:

- 21-601** Required – no encroachments within the right-of-way
Proposed – directional sign located within the right-of-way
- 21-1102** Required – 371 parking spaces
Proposed – 172 parking spaces
- 21-1203.4** Required – a free-standing sign shall not be erected closer than 50 feet from the right-of-way line of a public street
Proposed – a free-standing sign located 10 feet from the right-of-way line of a public street (existing)

Action to be taken prior to October 25, 2018

Attorney: Bob Smith & Associates

Bob Smith, Attorney, is here to represent the applicant. He states that Humanscale is already a company in Piscataway Township located at 220 Circle Drive North, and there is a story. Mr. Smith states that this property was approved for Humanscale in early 2003. At that time it was approved for 121,000+ square feet and over the years it has been doing well employing people and making furniture and other items. Somehow, between the local Piscataway Planning Board approval for the 121,000+ square feet, once they got to the Middlesex County Planning Board, it morphed into 122,000 and change square feet. There was a local approval at one square footage and another approval at another square footage.

Mr. Smith states that the years passed and nobody has any attention to be drawn on it, except, the bankers run the world. Humanscale put in an application with it's financial institution to refinance their property. The bank doing it's due-diligence, said wait a minute, they are 1,500 square feet over what was approved through the Planning Board in Piscataway Township; they were instructed to come back to the Board and make things right. They are here to amend the previously approved site plan and the

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previously approved parking variances from the last application that were granted for this facility. Mr. Smith states that there are also some new issues for the site that they would like to present to the Board. He would like to call two different witnesses; first would be Geraint Philips who is the operations manager of the site and the other would be Bob Curley, their engineer.

Mr. Geraint Philips is sworn in to testify. He is employed by Humanscale; he is Vice-President of global operations for the company. He is familiar with the operations on the site and is there frequently since he is located there. Mr. Philips states that Humanscale is the premier manufacturer and designer of products that are used in an office environment. Products like chair seating, height adjustable tables, monitor arms, lighting and healthcare items that are used in emergency rooms and hospitals around the country and around the world. They have operated in the Piscataway facility since 2003 where they now have 450 employees. They also operate another facility in California.

Mr. Philips states that their Piscataway facility consists of an office space, a warehouse and light manufacturing and shipment processing area. The office space houses employees undertaking operation support, order management, HR and finance. The warehouse is used to store components used in the assembly of their finished products. The light manufacturing space is used to assemble, pack and ship their finished products to the US and abroad. They are very proud of their sustainability focus; they have a solar array on the roof that generates 85% energy consumption for the site. In terms of their recycling program, 85% of the waste generated is recycled instead of going into landfill.

Mr. Smith states that they are so happy doing business in Piscataway, they are expanding in Piscataway. Mr. Philips states that they are in the process of obtaining a lease in a facility on Ridge Road, 155,000 square foot warehouse facility; Rockefeller Group. Dawn Corcoran asks, in reference to the 450 employees, if they have shifts. Mr. Philips states that they operate in a single shift; the hours of operation are 7 a.m. to 3:30 p.m. for their manufacturing and warehousing operations. Their office works from 8 a.m. to 5:30 p.m.

Mr. Smith states that this was a generic introduction to the site, he will have his engineer sworn in to testify. Mr. Robert Curley, Maser consulting, is sworn in to testify. He has never been in front of the Piscataway Township Planning Board; he gives his credentials and is accepted. Mr. Curley states that he is familiar with the site; he was not himself on the last application for Humanscale but Maser was. Mr. Smith states that they would like to talk about #2 on Mr. Hinterstein's report dated May 23, 2018; Mr. Curley has read the report.

Mr. Hinterstein's staff report:

2. There seems to be an increasing amount of outside storage taking place at the site in the rear loading/parking lot area. Any outside storage needs to comply with ordinances. Mr. Smith states that with the transfer to Ridge Road there will no longer be outside storage; Mr. Curley agrees. There will be racking in the new warehouse facility. Ms. Corcoran asks the anticipated date of the removal of the outside storage. Mr. Smith states that they are anticipating in December; the transfer of personnel to the Ridge Road facility.

3. Any broken curbing within the parking lot or along the Circle Drive North frontage of the property should be removed and replaced; they agree.

4. All missing and dead landscaping from the originally approved site plan needs to be replaced. Mr. Curley states that they will comply and work with the landscape architect and go through the site to see what needs to be replaced or planted.

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5. The applicant should be required to install sidewalks along the entire Circle Drive North frontage. Mr. Curley states that they will install the sidewalks along the frontage and will work with the engineering department just to ensure the location of the sidewalk; in particular, on the easterly side. There are some telephone poles that exist and a guide wire comes down; they will make sure the sidewalk is in the right spot.

6. Documents required to be submitted; Middlesex County Letter. Mr. Smith states that they have a county application in front of the Board; he believes that they are on the November agenda.

Mr. Smith states that there was also a discussion about signage in the report; two of the variances they are requesting have to deal with signage. Mr. Curley states that there is an existing monument sign in the front of the property located further to the east of the property adjacent to the entrance driveway. That sign is a ground mounted sign that is 6 feet by 6 feet and a total of 36 square feet. Immediately adjacent to the driveway on the east side, there is a pole mounted sign that is in the right-of-way, they can put the sign back if the Board wants; it is for shipping and receiving and is 18 inches by 24 inches in size. Mr. Smith states that they will move it to the appropriate location to get rid of the variance. In reference to the monument sign, they would like it to remain and are asking for the variance for that; 10 feet from the right-of-way. Mr. Curley states that the monument sign is 6' x 6', stainless steel with the letters cut out and internally lit.

Mr. Smith states that in one of the letters, they need to bring the parking up to ADA compliance; he asks Mr. Curley what would that entail. Mr. Curley states that right now there are four (4) handicapped stalls on the site that are located towards the easterly side of the building. One of the stalls needs to have a van placard placed on the sign and there are areas that are located towards the north-east corner of the building that have striping for the access aisles between handicapped stalls but they are not designated. They were shown originally on the site plan and there were three (3); the handicap emblem would need to be painted on the asphalt and three (3) signs would need to be put up.

Mr. Curley states that the site has Belgium block curb, landscaping and the site is very well maintained. He believes that there are a couple of trees that seem to be missing, but they will work with Mr. Hinterstein on that. Overall, the site is very well maintained as far as landscaping and lighting. Mr. Smith states that he would like to have Mr. Curley sit down and recall Mr. Philips up for further questioning. Rev. Kenney would like to know exactly how many handicap spaces are they supposed to have on the site. Mr. Curley states that ADA requirements, since there are 172 spaces on site, dictates that they need six (6) total stalls and one van stall; they will be installing seven total handicap stalls. Mr. Van den Kooy asks the total square footage of the monument sign; Mr. Curley states 6 foot by 6 foot. The freestanding sign is 18 inches by 24 inches. Chairperson Smith opens this witness up to the public; public portion closed.

Mr. Smith states that they have a congested site but things are changing at Humanscale. Many of these changes are related to relieving any stress on the parking on the site. Just to put everything in context, the only reason they are asking for a new parking variance is because of the additional 1,500 square feet which now means new space and you have to put it into your parking calculations which now requires a new variance. They will readily admit that their site has a history of congested parking and they now have a solution.

Mr. Philips states that Humanscale, by virtue of their growth, they have recently taken on a lease of 155,000 square feet on Ridge Road with 140 additional parking spaces. As part of their efforts in order to get that facility operational, they will be transferring a minimum of 50 employees from the existing facility at 220 Circle Drive.

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It may increase from that, but right now at least 50 will be leaving Circle Drive. Secondly, as part of their efforts in reference to their sustainability, they want to take vehicles off of the road. One thing that they had looked into was a ride share program; they made this program accessible to their employees to see if there was interest. As they were going through the program, they came to find out that there were a number of many informal ride share programs already in place with their associates. There are 99 people who will be participating in the ride share program which is higher than they anticipated in the beginning. In addition, they have a number of people who do not own vehicles and have family members drop them off and pick them up. The total requirement of parking within their 450 employees is actually 351 spaces needed. When they look at the typical number of people on site everyday, they estimate to have about 315 people on site at any given time.

Mr. Philips states that their existing provisions for parking includes the 172 on their lot, some additional parking on their neighboring lot and also a significant number of parking spaces at 201 Circle Drive North. With all of those, they have a total of 339 spaces to date. When they go to Ridge Road, they will have a total of 417 available parking spaces with the 315 they use on a regular basis. Even if they have every employee on site, they would still have a surplus of 128 parking spaces. Mr. Smith states that at the end of the day, this has to work for the applicant too; they are staying in Piscataway and expanding in Piscataway. They need to have parking spaces for their employees.

Mr. Smith asks Mr. Philips if he feels this will work for the company after the new year; Mr. Philips states that there will not be any stressed parking. Mr. Smith states that every condition that was expressed by the Division of Planning & Zoning will be met. There is something called a tail-end condition; what that means is that they think they have their parking under control and there won't be any issues of cars parking on the street. If the Board chooses to approve this, they are willing to live with a tail-end condition where the Town can come back to the site after January 1st and if there is any parking stress, the staff has the ability to command that the applicant comes back in to the Board. That way the Board can be sure that the parking issue has been taken care of. They do have the ride-share program and with the new facility, parking will not be an issue. It's a good company, they pay their taxes and employee people and they think that they have this problem solved.

Mr. Nelson states that just a couple of observations. They state that they already, much to their own surprise, have a ride-sharing program that has been undertaken by the employees already. Even with that program, that activity in place, you still have the access parking on the street. There is a need to have about half of their parking off site that they're not able to handle. The previously approved plan from 2003 or 2007 had land banked parking in the design which he does not see in the new plan at all. Mr. Nelson asks what happens if one of the buildings that they are using for parking gets rented and they no longer can use the parking. If the staff determines that the parking isn't satisfactory, he doesn't believe that they need to come back to the Board but they can (the staff) just say to build it out to the 2007 plan with the land banked parking as was approved previously and he believes was provided in the resolution.

Mr. Smith states that as a result of staff changes and the usage changing, even within 220, they believe their parking demand will go down and they might not even need the satellite spots for some storage of cars. They also do stuff at the other building; they have a lease at 201 Circle Drive North so that gives them the additional parking that they need. They are ok with the tail-end but still believe in due process. If they aren't doing what they need to do, they would like to come back to the Board. No offense to the staff, but they don't want to put it in their hands and would rather come back to the Board, if needed. They believe they have the problem solved so they would like a chance to prove that.

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Ms. Corcoran asks that at 201 Circle Drive North, how many parking spaces are allocated to Humanscale? Mr. Philips states that there are two areas in that parking lot; there are 120 spaces that are dedicated to their employee parking and they do have a lease for one unit in that development which gives them an additional 24 spaces for a total of 144 parking spaces. They have an agreement with PV Molding for an additional 18 parking spaces.

Mr. Espinosa would like to know if the parking lots are connected in any way. Are there any traffic lights or cross walks for the employees; the only light is near Possumtown Road. Mr. Philips states that the 120 spaces are working in 220 Circle Drive North all day so they don't believe there is a risk to any of the employees. He walks that street quite often and there has never been an issue. Mr. Smith asks in the 15 years they have been here, they have been using that lot since 2012 without issue also. Mr. Curley states that there are no formal crosswalks, but there are 2 or 3 informal walkways of crushed stone that pedestrians use to cross. It is all to the east side of the property.

Ms. Corcoran asks if the parking spaces on the other site are marked. Mr. Philips states that they are not and there has never been any issue. Chairperson Smith would like to know if they could move any more employees over to the new facility. Mr. Philips states that they might down the line, but as of right now they will be moving 50. One of the other options they are considering, with the 140 parking spaces over at Ridge Road and they will only be moving 50 employees, they could have the employees working at Circle Drive North park at Ridge Road and they can shuttle them over if necessary.

Rev. Kenney would like to know when the leases are up for the parking. Mr. Philips states that he believes they renew it on a yearly basis. Mr. Van den Kooy asks if they will changing the use of the building; no they will not. Mr. Philips states that they do have plans to expand their research and development areas, but nothing solid at the moment and it will not change the square footage in any way inside the facility. Mr. Van den Kooy asks if there will be a designated drop off area if the shuttles are to be used. Mr. Smith states that if they do need to shuttle employees, they will designate a specific area. There will not be any increase in truck traffic, there will actually be a decrease at this facility since they will have more over at the Ridge Road facility. Mr. Smith states that is the end of their testimony and feels it is a good application.

Mayor Wahler would like the staff to keep an eye on the area. He wants the company to prosper and grow, but there has to be some mechanisms here to ensure that Circle Drive North isn't cluttered with a lot of cars on the street. Mr. Nelson states that the issue becomes how to give the staff the authority to compel them to install the previously approved banked parking that was attached to a prior application or does the Board have the staff decide that the applicant needs to come back to the Board. Mr. Smith states that the operation may be expanding again, as long as we can remedy the issue there isn't a problem. After January 1st there won't be any issue; have the staff drive by and if issues occur the applicant then comes back to the Board. Let the company have a chance to fix their problem, which they are doing, and if it doesn't work they come back.

Mayor Wahler states that if they do appear in front of the County Planning Board in November, there won't be enough time for January 1st. Mr. Smith states that if the Mayor feels it should be February 1st, they are good with that. If after February 1st there are issues, then they will have to come back. Ms. Corcoran states that if they do get a notice to come back to the Board, could we put a time frame on it, like 30 days of being noticed; that way it's not 4 or 5 months. Mr. Philips states that he has been giving notices out to employees not to park on the street. They agree to the 30 days after notice if necessary. Public portion open. Mr. Javraj Deshpande, a Rutgers student, doesn't have any questions, he would just like a copy of the agenda for the evening. Public portion closed.

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MOTION was made by Rev. Kenney to Approve the application, second by Ms. Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Rev. Kenney, Carol Saunders, Dennis Espinosa and Chairperson Smith voted yes on the motion.

10. **18-PB-33** **Riverside-Garretson, LLC**
 18-PB-34V **Preliminary Major Subdivision & Bulk Variance**
 Block 11101, Lot 1.01; Zone: RR1
 974 River Road
 Applicant proposes a three (3) lot subdivision.

VARIANCES REQUIRED:

Proposed Lot A

21-501 Required – minimum lot area 43,000 square feet
 Proposed – lot area 40,704 square feet

 Required – 150 foot lot width
 Proposed – 149.5 foot lot width

21-613 Required – 150 foot lot frontage
 Proposed – 149.5 foot lot frontage

Proposed Lot B

21-501 Required – minimum lot area 43,000 square feet
 Proposed – lot area 40,455 square feet

Proposed Lot C

21-603 Required – no lot shall have erected upon it more than one principal residential building
 Proposed – two residential buildings on one lot

21-613 Required – 150 foot lot frontage
 Proposed – 30 foot lot frontage

Action to be taken prior to December 24, 2018

Attorney: Bob Smith & Associates

Bob Smith, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Ms. Corcoran to Approve the application, second by Rev. Kenney . **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Rev. Kenney, Carol Saunders, Dennis Espinosa and Chairperson Smith voted yes on the motion.

SITE PLAN & MINOR SUBDIVISION

11. **18-PB-37/40** **30 & 50 Seeley Road, LLC**
 Preliminary and Major Site Plan & Minor Subdivision
 Block 5501, Lot(s) 10.01 & 10.13
 30 & 50 Seeley Avenue; Zone: Redevelopment
 Applicant proposes to construct a four-story hotel and a car wash facility.

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VARIANCES REQUESTED:

No variances are required at this time.

**Action to be taken prior to January 10, 2019
Attorney: Bob Smith & Associates**

Bob Smith, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Testimony was not completed; application will be continued on November 7, 2018 with no further notice required.

***Meeting concluded, Sudler Management will be heard on November 7, 2018 with no further notice required.* No testimony was given at this hearing.**

- 12. 18-PB-38 Sudler Management Co., LLC
18-PB-39V Site Plan & Bulk Variance
Block 5801, Lot 12.01; Zone: LI-5
10 Corporate Place South
Applicant proposes to construct a warehouse and office facility.**

VARIANCES REQUIRED:

- 21-1101.2** Required – parking may be located in the front yard area but no closer than 25 feet to the street line in an industrial zone
Proposed – parking located 15 feet from the street line

Required – no more than ½ of the parking shall be located in the front
Proposed – more than ½ of the parking is in the front yard
- 21-1102** Required – 137 parking spaces
Proposed – 127 parking spaces

**Action to be taken prior to December 24, 2018
Attorney: Bob Smith & Associates**

13. DULY AUDITED BILLS TO BE PAID:

MOTION was made by Rev. Kenney to pay the bills and seconded by Chairperson Smith.
ROLL CALL VOTE: Mayor Wahler, Councilwoman Cahill, Dennis Espinosa, Rev. Kenney and Chairperson Smith voted yes on the motion.

14. ADJOURNMENT:

MOTION made by Mr. Espinosa to adjourn; All in favor.

The meeting was adjourned at 10:42 PM.

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Respectfully Submitted,

Laura A. Buckley
Planning Board Clerk for Carol A. Saunders, Secretary

I certify that the foregoing is a true and correct copy of the Minutes of the Regular Meeting of October 10, 2018, same having been fully adopted by the Planning Board of Piscataway on November 7, 2018.

CAROL A. SAUNDERS, Secretary