

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 8, 2020

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 Chairperson Smith.

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: Mayor Wahler, Councilwoman Cahill, Rev. Kenney, Dawn Corcoran-Gardella, Carol Saunders, Michael Foster and Chairperson Brenda Smith.

ABSENT: Paul Carlton, Dennis Espinosa

Also present: Thomas Barlow, Esq., Steven Gottlieb, Kevin Chen, Traffic, and Laura Buckley.

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

4. PLEDGE OF ALLEGIANCE

SWEARING IN OF PROFESSIONALS: Steven Gottlieb, Betsy Dolan

#7 on the agenda, 17-40/43V/44V, **Rupen & Hina Patel**, will not be moving forward. The subdivision has been perfected. #9, 19-PB-34/35V, **17 Plainfield Avenue, LLC**, has been postponed until March 11, 2020; applicant must notice.

5. ADOPTION OF AMENDED RESOLUTION TO MEMORIALIZE ACTION TAKEN ON NOVEMBER 13, 2019:

SITE PLAN

- (a) **19-PB-25 Levin Management
Preliminary & Final Site Plan
Block 4102, Lot 1; Zone: LI-5
101 Circle Drive North
Application was Approved.**

MOTION was made by Ms. Saunders to adopt the resolution; seconded by Rev. Henry Kenney.

ROLL CALL: Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Rev. Kenney and Chairperson Smith voted yes on the motion.

6. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF DEC. 11, 2019.

MOTION was made by Ms. Saunders to adopt the minutes of December 11, 2019; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Rev. Kenney and Chairperson Smith voted yes on the motion.

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SITE PLAN

8. **19-PB-36 ARCO/Murray National Process Solutions, Inc.**
 19-PB-37V Preliminary & Final Site Plan, Bulk Variance
 Block 4701, Lot 3.03, Zone: LI-5
 81 New England Avenue
 Applicant would like to construct concrete pit for water reclamation & exterior storage box.

VARIANCES REQUIRED:

21-1103 **Required – 7 electric charging stations**
 Proposed – 2 electric charging stations

21-1102 **Required – 747 parking spaces**
 Proposed – 352 parking spaces

Action to be taken prior to February 22, 2019
Attorney: Francis P. Linnus

Francis P. Linnus, 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; seconded by Ms. Saunders.

ROLL CALL: Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

SITE PLAN

10. **19-PB-27 Amneal Pharmaceuticals**
 19-PB-28V Preliminary & Final Site Plan, Bulk Variance
 Block 4801, Lot 4, Zone: LI-5
 41-49 Colonial Drive
 Applicant proposes updated site work, dust collector and transformer.

VARIANCES REQUIRED:

21-501 Required – 100 foot front yard setback for an accessory structure
 Proposed – 30.82 foot front yard setback for an accessory structure (boiler/concrete pad)

 Proposed – 58 foot front yard setback for an accessory structure (dust collector)
 Proposed – 38 foot front yard setback for an accessory structure (transformer)

 Required – 50 foot side yard setback for an accessory structure
 Proposed – 39 foot side yard setback for an accessory structure (shed)
 Proposed – 44 foot and 48 foot side yard setbacks for an accessory structure (transformers)

Variance previously granted under Application #15-PB-13/14V:

21-1102 Required – 370 parking spaces
 Proposed – 105 parking spaces *

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*Based on the site plan drawing submitted, additional parking has been constructed bringing the total number of parking spaces provided to 114.

**Action to be taken prior to March 5, 2020
Attorney: Craig Gianetti**

Craig Gianetti, Attorney, is here to represent the applicant. Mr. Gianetti, states that this is an application for preliminary and final site plan approval and bulk variance relief in connection with the property located at 41-49 Colonial Drive. It is located in the LI-5 Industrial zone. Currently on the property is an existing 115,000 square foot manufacturing and industrial office building with related improvements. The existing building contains office, light industrial warehouse and operations of Amneal Pharmaceuticals warehousing and packaging. The applicant received site plan approval and variance approval from this Board on June 10, 2015 in connection with some conversion of the building to a light manufacturing use. Part of that approval they received a parking variance for 105 parking spaces where 370 spaces were required.

Mr. Gianetti states that as part of this application the applicant is proposing the installation of the boiler and concrete pad within one of the front yard setbacks along New England Avenue. The boiler will be used in connection to the manufacturing operations of the facility. There is no additional square footage being added to the building. Historically on this site was a loading area; there is already a driveway where this is located. Part of the application, they are seeking a front yard setback variance at about 35 feet where 100 feet is required. There are some existing condition variances along the front yard along New England Avenue for existing transformer, dust collector as well as a side yard setback along that northern property line.

With him tonight is the Civil Engineer, Mike Lanzafama, who prepared the plans. He is Civil Engineer and a licensed Planner who will be testifying in support of the variances. He also has James Fron of Amneal Pharmaceutical who is Senior Director of Facilities. Notices have been submitted and the Board should have jurisdiction; it does. Mr. Gianetti calls his first witness. Mike Lanzafama is sworn in to testify; licensed professional Engineer, Land Surveyor and Planner in the State of NJ. He is a principal at Casey & Keller, Inc. located at 258 Main Street, Millburn, NJ; he is accepted by the Board.

Mr. Lanzafama states that he has a colorized version of the plan marked as A-1. This application is for some facilities that have been proposed along New England Avenue. The property sits at the southerly intersection of Colonial Drive and New England Avenue; LI-5 zone. The existing structure is over 150,000 square feet. They received site plan approval in 2005 to convert some of the warehouse space to light manufacturing and at that time received a parking variance for 105 cars on site. Since that time they have made some restriping modifications to the plan so that number has gone up to 119 spaces; seven are handicapped accessible spaces. One of the things is that the existing shed on the southern side of the building will be removed and they will designate two of the spaces adjacent from that shed as electric charging stations; they will be wall mounted charging stations.

Mr. Lanzafama states that you can see from the rendering that they are proposing a boiler; actually two in one enclosure. That area is on a concrete pad that will be surrounded by an 8' high fence with slats as requested from Mr. Hinterstein. They have also provided for more evergreen landscaping to help screen that area out from the street. The structures are located in what is the front yard of New England Avenue and also there is an existing dust collector that is on the westerly façade of the building as well as a transformer and some electrical boxes. There is also a transformer that exists on the southern side of the building that requires a side yard setback variance.

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Mr. Lanzafama states that the variances that are requested are all for accessory structures. The front yard setback required for the boiler is 100 feet; proposed is 34.84 feet. The containers that house the boilers are slightly set back an additional 2 to 3 feet. The transformer is set back 39.72 feet and the electrical boxes are 25.14 feet. These structures have existed there for a number of years; they are existing, non-conforming conditions. The dust collector is located 60.2 feet where 100 feet is required. The existing structure is set back 80.84 feet from New England Avenue so in his opinion, all of the variances that are associated with these accessory structures in their current location fall under the C-1 criteria under the Municipal Land Use Law. The building is existing and dictates where these accessory structures can be located.

Mr. Lanzafama states that the location of these structures have to be in this location because the manufacturing facility is located in that corner of the facility. The boilers have to be in close proximity to that manufacturing as well as the dust collector. The transformer on the south side of the building has existed there for some time; the requirement there is 50 feet, it is actually set back 47.5 feet. Mr. Gianetti states that in addition to mitigate any impact with respect to the setback variances with additional landscaping to be proposed. It will screen the boiler and the dust collector; Mr. Lanzafama agrees.

Mr. Lanzafama states that in addition, in response to Mr. Hinterstein's report, they are proposing to upgrade any of the dead interior plants along Colonial Drive, new hedge plantings to fill in and any other's that Mr. Hinterstein mentions in his report. The only item they can't do in Mr. Hinterstein's report is turn the boilers around long ways; there is a loading dock in the area and if they did that it would be blocked. With regards to the CME memorandum dated January 6, 2020; they believe they have provided the necessary proofs with regard to the variances. He believes the landscaping mitigates the impact for the lack of full setbacks. They are completely surrounded by an industrial area here which is a light industrial zone which is in the middle of Centennial industrial park. No impact to the Master Plan or the Municipal Zoning Ordinance.

Mr. Lanzafama states that in reference to environmental designation or concerns, a manufacturing facility has a number of permits needed to operate and they have those permits. There was some sound testing done and they are in compliance. A water treatment facility was installed some time ago along that south west corner of the building and they lost two parking spaces as a result of that; they now have 119 but are still in excess of the 105 spaces permitted in their last application. They will apply with CME's report and with Mr. Hinterstein's report. Mr. Gianetti states that as part of that prior review letter dated November 27, 2019 there was a TRC meeting and since submitted revised plans addressing a number of those comments. No reports from the Engineer required. There is under 5,000 square feet of disturbance so a permit will not be required from Freehold Soil. They are no wetlands on site and are not in a flood area so no permits will be required there. There are no new employees; this is just for operational purposes.

Ms. Corcoran would like them to confirm that there are sidewalks along both Colonial Avenue and New England Avenue; yes there are. They were part of their last application and have been installed. Councilwoman Cahill asks about the parking spaces. In the original submission they had 114 spaces on there but there are actually 119 spaces provided. Open to the public/closed.

James Farrant is sworn in to testify; he is the Senior Manager of Facilities. He is in charge of day to day operations for Amneal. Mr. Farrant states that on the site is light manufacturing, warehousing and some office space; it is a generic pharmaceutical company. They take raw materials, blend and mix them and they package the finished product and ship the product out. The boilers are needed for part of the process to heat up the kettles and that is what they use to blend the materials. Mr. Farrant states that they

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have a DEP permit for an air quality permit which is valid. They have a waste water permit from MCUA as well. Mr. Ganetti asks if Amneal has other industrial related facilities in this area; yes they do. They have never received a noise violation from their other facility. Mr. Farrant has no concerns or issues with exceeding the noise ordinance. Councilwoman Cahill asks if this is a replacement boiler. Mr. Farrant states that this would be a permanent boiler to replace the temporary boiler that is currently on site. Public portion open/closed.

Mr. Gianetti states that is all for his presentation if there are any other questions from the Board. Mr. Farrant goes back to A-1 and explains where inside the building the manufacturing is and why the boilers need to be there. Where the boilers are going to be located is already paved area since there are loading bays there. The boilers will be lower than the trailer in the loading bay. Chairperson Smith opens it up to the Board and the public/ closed.

MOTION was made by Councilwoman Cahill to approve the application; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

SITE PLAN

- 11. 19-PB-38 Rivendell Meadows Urban Renewal, LLC
Amended Preliminary & Final Site Plan
Block 9201, Lot 46.06, 46.07, 46.11; Zone: Redevelopment
Zanzalari Way**
Applicant proposes to amend original site plan application.

VARIANCES REQUIRED:

* No variances are required at this time.

**Action to be taken prior to February 28, 2020
Attorney: David McPherson**

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

MOTION was made by Rev. Kenney to approve the application; seconded by Ms. Corcoran-Gardella. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

- 12. DISCUSSION: REDEVELOPMENT PLAN FOR BLOCK 5401, LOT 1.02, ON THE PISCATAWAY TOWNSHIP TAX MAP, BEING COMMONLY KNOWN AS 1028 STELTON ROAD.**

Steven Gottlieb, CME Associates, is here to present the redevelopment plan. Mr. Gottlieb states that he is here tonight to represent a redevelopment plan for the Board's consideration. The property is 1028 Stelton Road, known as Block 5401, Lot 1.02. The lot is 5.09 acres in size and it is the site of the former Sunoco refinery/storage facility. The location is in the southwest corner of Stelton Road and Centennial Avenue; a quarter mile from the Route 287 interchange. Surrounding uses include retail, restaurant, hotels, offices and to the south, north and west. And then similar uses in the Middlesex Mall, Hadley Center to the east in South Plainfield.

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Mr. Gottlieb states that there is a paper street by the name of Howard Gran Boulevard to the west. Currently, the right-of-way is 25 feet wide however there is a 25 foot right-of-way easement on the adjacent property; block 4503, lot 5.07. The property was determined to be a non-condemnation area in need of redevelopment; approved by resolution from the Township Council on June 13, 2019. It was classified as a area in need by satisfying the D, E and H criteria. Mr. Gottlieb explains each criteria that was previously discussed.

There were some environmental conditions on the site; ground water contamination and soil remediation. The soil remediation was completed in December of 2018. The property is also in an area classified as minimal flooding. In the redevelopment plan that was submitted to the Board, they outlined the potential permitted uses for the property and limited to essentially hotels with 100 room minimum, restaurants but not fast food or drive-thru. Prohibited uses on the property are free standing retail, office, convenience stores, gas stations, residential and automotive repair.

The bulk standards are also established by the redevelopment plan; setbacks, height, etc. The building height for the hotel would be a maximum of four (4) stories and 55 feet, 35 feet for any restaurant. The setbacks from Stelton Road would be 50 feet, Centennial Avenue 30 feet while side yard setbacks would be 40 feet and there would be a 50 foot side yard setback to the Howard Gran Boulevard right-of-way. As part of this redevelopment plan he was asked to prepare a concept to establish that the proposed uses on the premises would be able to function in accordance with the plan. The concept plan shows a proposed 100 room hotel and a proposed restaurant/retail area. The retail can't be a separate free standing retail, however, many restaurants have a retail store within the restaurant. That would be the only retail that would be permitted with this redevelopment plan; like a Bubba Gump or Cracker Barrel.

Access to the property is shown from Centennial Avenue, Stelton Road and another requirement of the plan is to provide access to Howard Gran Boulevard. The restaurant can have an outdoor seating area. A developer would not come in and have to build exactly to this plan, but they just wanted to show the Board that a plan of this type could function on this property. Mr. Gottlieb states that some additional requirements that are established as part of the plan would be improvement of Howard Gram Boulevard along the property frontage allowing access to Centennial Avenue as well as the adjoining shopping center. It would be a requirement of the development plan to improve that and potentially provide additional right-of-way.

The design standards establish façade criteria in the plan that would provide for compatible architectural façade treatments for both the hotel and the restaurant. Mr. Gottlieb states that the signage is typical to the code; the redevelopment plan does permit one monument sign per street frontage; maximum size is 75 square feet and 10 feet in height. This plan shows consistency with the Township ordinance and current zoning. The Sunoco site was actually a commercial site in the middle of the general business zone; he states that this makes a lot more sense than the refinery that was there.

Mr. Gottlieb states that the proposed redevelopment plan is consistent with the Township's ordinances, with the intent of goals and objectives of the Master Plan and it is consistent with the goals and objectives with the State Plan. In dealing with the site parking, they are proposing that the parking rates in the redevelopment plan are one (1) 1 stall per room and one (1) stall for every 400 square feet of common area within the hotel which would include potential bars, lobby area and some meeting rooms, etc. The parking rate for the proposed restaurant (300 seat restaurant) would be one (1) stall for every three (3) seats; total parking requirement of 225 parking stalls requirement. The plan that is shown to the Board has 236 parking stalls.

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The access off of Stelton Road be provided in a field type with a lot of landscaping and buffering along the frontages. Mr. Gottlieb respectfully requests that the Board consider recommending this redevelopment plan to Council to be adopted. Mayor Wahler states that this is applicable to our traffic circulation element; 104' half width on Centennial and on Stelton. Mr. Gottlieb states that 104 is on Stelton Road and Centennial is 88'. Howard Gran is actually 60' right-of-way and along this frontage there is potential for 50' without any dedication. Mr. Gottlieb states that the redevelopment plan does provide for potential right-of-way dedications. Mayor Wahler states that since the 104 on Stelton, he thought that is was opposite. He does believe it was 104 for Centennial Avenue; it will be researched and clarified.

Mayor Wahler states that he can see in the future, long term future, that this could be a Federal project where there could be grade separation. Where Centennial and Hadley Road have like a bridge going up over Stelton; that would be a third year project. The problem would be on the South Plainfield side; they never did the proper planning. Councilwoman Cahill asks where Howard Gran is; it's to the west. Is it a paper street or parking area; both. It would become an entrance and an exit to the shopping center. The Mayor doesn't see any widening of Stelton Road from the County for like 20-25 years. There is no restriction for the restaurant to be attached or detached; as long as they have significant parking. The property is currently on the market but there is not yet a developer.

Mr. Gottlieb states that hotels are a good use and it's close proximity to Rutgers. Chairperson Smith states there are at least five (5) hotels in the area; is it still a viable use. Mr. Gottlieb states that it is, there is still a market for it. Rev. Kenney states that there should not be truck parking at this hotel. Mr. Gottlieb states that that is not a normal accessory for this use. The trucks sit over at the Holiday Inn in South Plainfield. Mayor Wahler would like to make a suggestion to amend the redevelopment plan and prohibit truck parking; except delivery trucks etc. Mayor Wahler states that this site will not be conducive to a truck being able to turn around; it's a different type of hotel. Mr. Foster asks why wouldn't they allow another fast food restaurant; they really don't need anything else. They would like a hotel with restaurant. Mayor Wahler states there are older hotels in the area and need something new. Councilwoman Cahill states that the hotels over in South Plainfield just were all upgraded and redone.

MOTION was made by Mr. Foster to approve the redevelopment plan; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

MOTION was made by Ms. Saunders to adopt the resolution for the redevelopment plan ; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion

13. DULY AUDITED BILLS TO BE PAID

MOTION was made by Mayor Wahler to pay the bills and seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney and Chairperson Smith voted yes on the motion to pay the bills.

14. ADJOURNMENT: MOTION made by Chairperson Smith to adjourn; All in favor.

The meeting was adjourned at 9:19 P.M.

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NEXT PLANNING BOARD REGULAR MEETING – JANUARY 22, 2020 AT 2:30 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – FEBRUARY 12, 2020 AT 7:30 P.M.

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 January 8, same having been fully adopted by the Planning Board of Piscataway on February 12, 2020.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD