

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 10, 2020

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 P.M. on WebEx (online), 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, Dawn Corcoran-Gardella, Rev. Henry Kenney, Carol Saunders, Dennis Espinosa, Michael Foster and Chairperson Brenda Smith.

ABSENT: Paul Carlton

Also present: Thomas Barlow, Esq., Steven Gottlieb, Laura Buckley

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

Thomas Barlow, Esq., states that he would like to place on the record that we are doing this meeting through an online meeting platform in light of the COVID-19 pandemic. In keeping with the guidelines that have been disseminated by the Department of Community Affairs, the Planning Board has tried it's best to comply with the open public meeting act and the Governor's guidelines in dealing with the current situation. In addition, the applicant whose matter will be heard this evening had the login information for the online meeting platform put forth in their notice; members of the public who wish to be heard will be afforded an opportunity as if we were in an actual, physical space. He believes we have done our absolute best to comply with the DCA guidelines and the open public meetings act.

4. **PLEDGE OF ALLEGIANCE**
5. **SWEARING IN OF PROFESSIONALS: Steven Gottlieb, CME**
6. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN AT THE REGULAR MEETING OF APRIL 8, 2020: N/A**
7. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF APRIL 8, 2020:**

MOTION was made by Ms. Saunders to adopt the minutes of April 8, 2020; seconded by Ms. Corcoran.

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

SITE PLAN

8. **19-PB-43 Transwestern Development—**WITHDRAWN**-Without Prejudice Preliminary & Final Site Plan Block 4701, Lot 5.05; Zone: Redevelopment 330 S Randolphville Road**
Applicant would like to formally appeal a condition of approval; #3 imposed by the Board on April 8, 2020.

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SITE PLAN

- 9. 20-PB-03 Digital Realty Trust
Minor Site Plan
Block 5002, Lot 1.03; Zone: LI-5
1115 Centennial Avenue**
Applicant proposes to upgrade existing above ground fuel tanks for emergency generators.

VARIANCES REQUIRED:

No variances are required at this time.

**Action to be taken prior to August 14, 2020
Attorney: Aravind Aithal**

Aravind Aithal, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

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

SITE PLAN

- 10. 20-PB-01 *Postponed until July 8, 2020* -They will renotece
New York SMSA Limited Partnership d/b/a/ Verizon Wireless
Preliminary & Final Site Plan
Block 1016, Lot 2; Zone M-1
600 Prospect Avenue**
Applicant proposes to locate twelve (12) antennas, sixteen remote radio heads and related equipment.

VARIANCES REQUIRED:

* No variances are required at this time

**Action to be taken prior to July 10, 2020
Attorney: Michael Stanzone**

- 11. COURTESY REVIEW: Board of Education.
Middlesex County Vocational and Technical Schools-Solar Array
Block 9301, Lot 47.03; 21 Suttons Lane (County Road #674)**

Lyle Rawlings from Advanced Solar Products, President and CEO. Mr. Rawlings states that he has several witnesses with him this evening. With him is Alyssa Saruby who is the project manager; Keith Smith from French and Perrillo and Frances Cap from the Middlesex County Vocational school system is on the line. Mr. Rawlings states that Advanced Solar Products was awarded the project to design, build and operate a portable tank system on the ground of the Piscataway Campus along with their financial partners. The tank system will be adjacent to the main campus along Gordon Road; it's a portable tank system comprising of nearly 2,000 kilowatts of output. That is 5,200 solar panels and will be mounted in the field along Gordon Road on driven posts. They will be at a 15 degree tilt which is a relatively shallow tilt to minimize the height of the array.

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Mr. Rawlings states that it will be surrounded by a security fence with two 12 foot gates with vehicle access. The power will be routed to the school building itself through a trench where the interconnected on the customer side of the meter. It will provide about 80% of the annual power consumed by the school and is estimated to save the school over \$800,000 over the first 15 year period; they will be under contract to sell that power to the school at a substantial discount which produces the savings. This array will last much longer than 15 years, it has an estimated use life of 30 to 35 years so the school has an option to continue the savings after the initial 15 year period.

Keith Smith states that the site is located at the Middlesex County Vocational School Piscataway Campus. As indicated, they are in between the building itself and the arrays. There is a tennis court area, lawn, parking area to the side. The solar array will be in two separate locations and will be interconnected below grade. The parking area and tennis courts will be removed. The solar arrays are approximately 2.5 feet above grade and the lower end and at the higher end they are 16 feet above grade. Mr. Smith states that at a stormwater management standpoint, they are actually removing pavement and adding a lawn area so it will be a low maintenance, low growing grass which will be placed in the areas that the arrays are in. There are a couple of deviations from the ordinance, one of the arrays are set back 40 feet, they are proposing the array 8.5 feet from the right of way. The entire area will be fenced in. They are within a front yard but they will be facing away from the other properties.

Mr. Smith states that as far as the removal and replacement of trees, there are a total of 43 trees in the area, six (6) are remaining and the rest are being replanted near the front of the site. There is no impact to the traffic circulation; the roads that are there will continue to be there. Ms. Corcoran states that she understands that they are just coming in for a courtesy review, however, the Town is asking that they work with us to replace or repair the curb along all of the frontages out there. The Town would like the curbing looked at with the Engineering department. It is not something that has to be done right now and we can work out a time frame for that.

Frances Cap states that basically thank you for the courtesy review. The curbing question is what would be known as road across from the new development facing the easterly side of the school? Ms. Corcoran states yes. Mr. Cap states that they are in negotiations with the developer from Rivendell across the street for road improvements and maintenance. He will forward it to the Superintendent indicating that there is some concern. Ms. Corcoran states that it does include all of the other frontages; we can have a discussion and meet at the site. Mr. Cap states that he will make the arrangements. The majority of the tree plantings is going to be directly across the other side of the street to help shade and buffer.

Chairperson Smith opens it up to the public; public closed.

12. DISCUSSION: To appoint James F. Clarkin, IV, to do the in-need study for 141 Circle Drive North; also known as Block 4102, Lot 2 on the Piscataway Township Tax Map.

MOTION was made by Carol Saunders to appoint James F. Clarkin to do the in-need study for 141 Circle Drive North, Block 4102, Lot 2; seconded by Dawn Corcoran. **ROLL CALL**: Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Dennis Espinosa, Rev. Kenney and Chairperson Smith voted yes on the motion.

13. DISCUSSION: To appoint James F. Clarkin, IV, to do the in-need study for South Washington Avenue and Access Road; also known as Block 5101, Lots 5.02, 6.02 and 7.02 on the Piscataway Township Tax Map.

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MOTION was made by Carol Saunders to appoint James F. Clarkin to do the in-need study for Block 5101, Lot 2; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Carol Saunders, Dennis Espinosa, Rev. Kenney and Chairperson Smith voted yes on the motion.

14. DULY AUDITED BILLS TO BE PAID

MOTION was made by Councilwoman Cahill to pay the bills and seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Councilwoman G. Cahill, Dawn Corcoran-Gardella, Carol Saunders, Dennis Espinosa, Michael Foster and Chairperson Smith voted yes on the motion to pay the bills.

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

The meeting was adjourned at 8:14 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – JUNE 24, 2020 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – JULY 8, 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 June 10, 2020, same having been fully adopted by the Planning Board of Piscataway on July 8, 2020.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD