

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON OCTOBER 14, 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 and Chairperson Brenda Smith.

ABSENT: Michael Foster

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 RESOLUTION TO MEMORIALIZE ACTION TAKEN ON SEPTEMBER 9, 2020:

- (a) **20-PB-07 Kiss Products, Inc.
Preliminary and Final Site Plan
Block 3502, Lot 6.06; Zone: Redevelopment
600 Ridge Road
Application was approved.**

MOTION was made by Ms. Saunders to adopt the resolution; seconded by Ms. Corcoran.

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

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- (b) **20-PB-04 Piscataway Centennial Developers, LLC
Preliminary and Final Site Plan
Block 6703, Lot 8; Zone: Redevelopment
88 Centennial Avenue & River Road**
Application was approved.

MOTION was made by Ms. Saunders to adopt the resolution; seconded by Ms. Corcoran.

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

7. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF SEPT. 9, 2020.

MOTION was made by Ms. Saunders to memorialize the minutes from the September 9, 2020 meeting; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Rev. Kenney, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa and Chairperson Smith voted yes on the motion.

SITE PLAN

8. **19-PB-34 17 Plainfield Avenue, LLC
19-PB-35V Preliminary & Final Site Plan, Bulk Variance
Block 6809, Lot 6, Zone: C
17 Plainfield Avenue**
Applicant would like to construct a second story addition.

VARIANCES REQUIRED:

- 21-501** Required – 25 foot front yard setback
Proposed – 14.5 foot front yard setback (existing)

Required – 8 foot side yard setback
Proposed – 6.4 foot side yard setback (existing)
- 21-1101.2** Required – a parking lot shall not be located nearer to any residential zone than 50 feet
Proposed – a parking lot located less than 50 feet from a residential zone (existing)
- 21-1102** Required – 40 parking spaces
Proposed – 14 parking spaces *
- 21-1202.3** Required – 25 foot setback for a free-standing sign
Proposed – 10 foot setback for a free-standing sign (existing)

* The parking calculation is based on there only being one doctor on the premises

**Action to be taken prior to October 15, 2020
Attorney: Bob Smith & Associates**

Bob Smith, Attorney, is here to represent the application. Application will be continued on the November 4, 2020 meeting with no further notice required. Court stenographer present; transcripts are on file in the Community Development Office.

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9. DULY AUDITED BILLS TO BE PAID

MOTION was made by Councilwoman Cahill to pay the bills and seconded by Rev. Kenney.

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

10. ADJOURNMENT: MOTION made by Ms. Saunders to adjourn; seconded by Chairperson Smith; All in favor.

The meeting was adjourned at 8:27 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – OCTOBER 28, 2020 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – NOVEMBER 4, 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 October 14, 2020, same having been fully adopted by the Planning Board of Piscataway on December 2, 2020.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD