

**MINUTES OF THE PLANNING BOARD SPECIAL MEETING OF PISCATAWAY TOWNSHIP HELD ON DECEMBER 9, 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, Dawn Corcoran-Gardella, Rev. Henry Kenney, Carol Saunders, Dennis Espinosa, Michael Foster and Chairperson Brenda Smith.

**ABSENT:** Councilwoman Cahill.

**Also present:** Thomas Barlow, Esq., 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: John Chadwick, PP**

**6. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON DECEMBER 2, 2020:**

- (a) **Redevelopment plan for Block 5101, Lots 5.02, 6.02 & 7.02; 1570 South Washington Avenue;** plan was approved.
- (b) **Redevelopment plan for Block 4102, Lots 2; 141 Circle Drive North;** plan was approved.

**7. ADOPTION OF THE MINUTES FROM THE SPECIAL MEETING OF DECEMBER 2, 2020:**

**MOTION** was made by Ms. Saunders to memorialize the minutes from the December 2, 2020 meeting; seconded by Michael Foster. **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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**8. DULY AUDITED BILLS TO BE PAID**

**MOTION** was made by Ms. Saunders to pay the bills and seconded by Rev. Kenney.

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

Mayor Wahler leaves the meeting; asks the record to reflect it.

**9. MASTER PLAN REEXAMINATION REPORT PRESENTATION.**

John Chadwick, PP, is here to present the report for the reexamination of the Master Plan. Mr. Chadwick states that the reexamination report has been in the making for a while. There was an extended effort put in through the Planner Dawn, the Landscape Architect, the Engineer and others to put this together. The reexamination Master Plan report is an important document that is set forth in the Municipal Land Use Law and is the foundation to the support of the Zoning Ordinance.

Mr. Chadwick states that with the absence of a reexamination report, the Town is somewhat vulnerable. With the report, it is a long term planning document that has the Board able to see how things have evolved and whether they should be readjusted. The Zoning Plan adjustments to the provisions of the roadways, parks, etc.; all of the components that make up the Municipality. There is a prescribed content set forth in the Municipal Land Use Law; the reexamination report follows that. A difficulty they are having is the Census data is not available. Some of the tables should be updated when that does become available.

Mr. Chadwick states that the document is the sole jurisdiction of the Planning Board. You do not have to have a hearing, by policy, the Board will have a meeting. There is a special meeting scheduled for December 23, 2020 to present this plan. For those who have had a chance to read it, it is fairly extensive with 61 pages. The plan goes through all of the various elements of the Master Plan and takes a look back at what the policies were at the turn of the century, back in 2005 and traces those accomplishments to meet goals and policies up to the present.

Mr. Chadwick states that one of the planning tools that this Town uses is the use of the Redevelopment statutes in directing development in the nature and kind of development to very specific locations. It has been highly successful; that section of the plan is towards the end of the document provided. There are also recommendations for zone plan adjustment which is also at the very end of the document. Those are recognizing changes in land development either through zoning or through particular cases through the Zoning Board of Adjustment. They are recognizing those actions and development within this plan.

The documents still has some changes and adjustments in terms of right-of-ways and other items. That will be available prior to the next hearing. In addition, if anyone on the Board has any questions or would like to talk to him, he will be available. He would prefer any questions or comments prior to the next hearing so any said items could be worked out before that evening and put into the report if needed. Mr. Chadwick does not have any further testimony and asks if anyone has any further questions. Chairperson Smith asks the Board if there are any questions for Mr. Chadwick. No further comments. Chairperson Smith states to the Board to please go over the plan prior to the next hearing.

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Public portion is open. Ronald Jone's mother, doesn't state her name, from 301 Netherwood Avenue, asks if the Master Plan would be available to the public. She is told that it is. She states that a long time ago, there was a 50 foot buffer that was put over there in the Master Plan and she wants to know if it's staying. She is told if she would like a copy of the reexamination plan, that she would have to put in an OPRA request through the Clerk's office. Public portion closed.

Chairperson Smith states to the Board to please review the document prior to the next hearing so that they can present any questions or comments at that time. The meeting for the reexamination will be on December 23, 2020 at 7 P.M.

- 10. ADJOURNMENT: MOTION** made by Mr. Foster to adjourn; seconded by Ms. Saunders; All in favor.

The meeting was adjourned at 7:50 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – DECEMBER 23, 2020 AT 2:30 P.M.

NEXT PLANNING BOARD SPECIAL MEETING – DECEMBER 23, 2020 AT 7:00 P.M.

Respectfully Submitted,

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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 December 9, 2020, same having been fully adopted by the Planning Board of Piscataway on January 13, 2021.**

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CAROL A. SAUNDERS, Secretary  
PISCATAWAY TOWNSHIP PLANNING BOARD