

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 1, 2021.**

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 P.M. on Zoom (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.

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.

**ROLL CALL:** Mayor Wahler, Councilwoman Gabrielle Cahill, Dawn Corcoran-Gardella, Carol Saunders, Dennis Espinosa, Rev. Henry Kenney and Chairperson Brenda Smith.

**ABSENT:** Michael Foster

**Also present:** Thomas Barlow, Esq., Laura Buckley and Steve Gottlieb, PP

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

**4. PLEDGE OF ALLEGIANCE**

**5. SWEARING IN OF PROFESSIONALS:** Steven Gottlieb, CME Associates

**6. CHANGES TO THE AGENDA:** Mr. Barlow states that application 20-PB-06, Nathan A. Yates, has been postponed until October 14, 2021. Also, 21-PB-09/10V, Paul Rabouin, has been Postponed until Oct. 13, 2021 with no further notice required.

**7. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON AUGUST 11, 2021:**

- (a) **21-PB-15**                      **Abdul & Shazia Basit**  
   **Minor Subdivision**  
   **Block 11317, Lot 4.01, 28, 29.01; Zone: R-15**  
   **500 Hoes Lane West**  
   Application was approved.

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**MOTION** was made by Carol Saunders to memorialize the resolution; seconded by Rev. Kenney.

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

- (b) **20-PB-02** **Skiles Ave & Sterling Dr. Urban Renewal, Powerback Preliminary & Final Site Plan Block 10402, Lot 2.04; Zone: SNF 10 Sterling Drive**  
Application was approved.

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

- (c) **21-PB-18/19V** **Core Development Group Preliminary & Final Site Plan; Bulk Variance Block 5002, Lot 1.03; Zone: LI-5 365 South Randolphville Road**  
Application was approved.

**MOTION** was made by Carol Saunders to memorialize the resolution; seconded by Ms. Corcoran.

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

- (d) **21-PB-20/21V** **Core Development Group Preliminary & Final Site Plan; Bulk Variance Block 5002, Lot 1.03; Zone: LI-5 3 Corporate Place**  
Application was approved.

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

**8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF AUG. 11, 2021.**

**MOTION** was made by Carol Saunders to memorialize the minutes from the August 11, 2021 meeting; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Dennis Espinosa, Carol Saunders, Rev. Kenney and Chairperson Smith voted yes on the motion.

**SITE PLAN**

10. **21-PB-22/23V** **100 Springfield Avenue, LLC Preliminary & Final Site Plan; Bulk Variance Block 4601, Lot 9; Zone: LI-5 100 Springfield Avenue**  
Applicant proposes to expand existing warehouse and freestanding sign.

**VARIANCES REQUIRED:**

- 21-1102** Required – 267 parking spaces  
Proposed – 105 parking spaces

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**21-1103(d)** Required – two electric vehicle charging stations  
Proposed – no electric vehicle charging stations

**21-1203.4** Required – 50 foot setback for a free-standing sign  
Proposed – a free-standing sign partially located within the right-of-way (existing)

**Action to be taken prior to October 8, 2021**

**Attorney: Aravind Aithal**

Tim Arch, 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 approved the application; seconded by Ms. Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Dennis Espinosa, Carol Saunders, Rev. Kenney and Chairperson Smith voted yes on the motion.

**MINOR SUBDIVISION**

**12. 21-PB-25/26V Henry Hinterstein  
Minor Subdivision & Bulk Variance  
Block 8301, Lot 1.01; Zone: R-10  
1201 Brookside Road**

Applicant proposes to subdivide property into two lots.

**VARIANCES REQUIRED:**

**21-501** Required – Lot Width 100 feet  
Proposed –87 feet (Lot 1.02)  
Proposed – 90.72 feet (Lot 1.03)

Required – Front yard setback 35 feet (Palisades)  
Proposed – Front yard setback 29.6 feet

**21-613** Required – Lot Frontage 100 feet  
Proposed –87 feet (Lot 1.02)  
Proposed – 90.72 feet (Lot 1.03)

**Action to be taken prior to December 3, 2021**

Henry Hinterstein, the applicant, is sworn in to testify on his own behalf. Several members of the Board recuse themselves from the application; Mayor Wahler, Dawn Corcoran and Councilwoman Cahill. He has one professional with him, William Hollows, PE, PP, who will also testify. Mr. Hinterstein states that he is here tonight for the property he owns at 1202 Brookside Road, Block 8301, Lot 1.01. He is looking to subdivide the property which is oversized consisting of slightly over 23,000 square feet. The property is located in a R-10 Zone where the requirements are for 10,000 square foot lots.

Mr. Hinterstein states that he is proposing to subdivide it evenly. The property is a corner property so he has a couple of minor bulk variances that are required for lot width and lot frontage, on both lots and a small front yard setback variance on Palisades Avenue which is the corner property. The plans have been submitted for the new house which will be placed on the new lot.

Mr. Hollows is sworn in to testify; he is accepted by the Board. Mr. Hollows shares his screen and shows A-1 which is a color rendering of the proposed subdivision. The first lot will be 11, 545 square feet and the second lot will be 11, 461 square feet. The frontage on the corner of Palisades will have

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88.42 feet; the home will face Brookside Avenue but the driveway will be on Palisades Avenue. Mr. Hollow states that besides the width and front yard setbacks, they meet the lot area and all of the other requirements in the zone. They are here for a “C” variance and believes they meet the C-2 flexible criteria; the property is over 23,000 square feet in size.

Mr. Hollows states that they are unable to purchase additional property from the neighbors. There are seven lots on Brookside Avenue that are short on lot frontage, some are 95 feet, 80 feet and 70 feet; so these proposed lots will fit in with the neighborhood. The front yard setbacks on Palisades will be 31.41 feet and 29.6 feet where 35 feet is required for both front yard setbacks. Mr. Hollows believes that these homes are in character with the neighborhood and the Board could look favorably on the application.

Chairperson Smith asks the Board if they have any questions, they do not. She opens it to the public: #1 Cesar Masforroll, 59 Palisade Avenue, is sworn in. Mr. Masforroll states that he is behind the proposed home and is worried about the parking. He believes that there will more cars parked on the corner and no one can see. Mr. Barlow states that he conforms with the RSIS standards and has the appropriate amount of parking spaces on site. If there is an issue with illegal parking, he is advised to call the Police Department. Public closed.

**MOTION** was made by Carol Saunders to approve the approved the application; seconded by Mr. Foster. **ROLL CALL:** Dennis Espinosa, Carol Saunders, Rev. Kenney, Michael Foster 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; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Dennis Espinosa, Rev. Kenney and Chairperson Smith.

**15. ADJOURNMENT: MOTION** made by Rev. Henry Kenney to adjourn; seconded by Ms. Corcoran; All in favor. The meeting was adjourned at 9:08 P.M.

**NEXT PLANNING BOARD WORKSHOP BOARD MEETING – SEPT. 22, 2021 AT 2:30 P.M.**  
**NEXT PLANNING BOARD REGULAR MEETING – OCTOBER 13, 2021 AT 7:30 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 September 1, 2021, same having been fully adopted by the Planning Board of Piscataway on October 13, 2021.**

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Carol Saunders, Secretary  
Piscataway Township Planning Board