

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON FEBRUARY 9, 2022.

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 P.M. on Zoom (online), Piscataway, New Jersey by Vice-Chairman Rev. Henry Kenney.

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, Dawn Corcoran, Dennis Espinosa, Rev. Henry Kenney and Chairperson Smith.

ABSENT: Cahill, Saunders & Foster

Also present: Thomas Barlow, Esq., Ron Reinertsen, CME Associates, Laura Buckley

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

4. PLEDGE OF ALLEGIANCE

5. SWEARING IN OF PROFESSIONALS: Ronald Reinertsen, CME Associates

6. CHANGES TO THE AGENDA: Mr. Barlow states that application # 20-PB-06, Nathan Yates, has postponed until March 9, 2022; no notice required. #14, Patel, postponed until March 9, 2022; must notice. #15 21-PB-34/34V, 140 Circle Drive North, postponed until March 9, 2022; must notice.

7. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JANUARY 12, 2022:

- (a) **21-PB-36/37V** **Snack Innovations, Inc.**
Preliminary & Final Site Plan, Bulk Variance
Block 9201, Lot 46; Zone: LI-1
41 Ethel Road West
Approved.

MOTION was made by Rev. Henry Kenney to memorialize 21-PB-36/37V; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Rev. Kenney, Dennis Espinosa and Chairperson Smith voted yes on the motion.

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8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JAN. 12, 2021.

MOTION was made by Rev. Kenney to memorialize the minutes from the January 12, 2021 meeting; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Rev. Kenney, Dennis Espinosa and Chairperson Smith voted yes on the motion.

9. DISCUSSION: COURTESY REVIEW, BOARD OF EDUCATION; Middlesex County Vocational and Technical Schools Piscataway Campus, 21 Suttons Lane. Interior renovations.

Adam Finkle, Architect, is sworn in. Mr. Finkle states that they are here because they would like to do an interior renovation to an existing space. They would like to change the existing machine shop into two (2) general classrooms. They will be taking the overhead doors and doing alterations to make them into new windows for the rooms. The existing cooling tower will be replaced. The construction should start within the coming weeks and should be completed by the end of summer. The Board has no issues with the projects.

**10. 21-PB-40/41V Revolutionary Housing Group, LLC
Minor Subdivision and Bulk Variance
Block 8404, Lot 2; Zone: R-10
9 Water Street**

Applicant proposes to subdivide property into two lots.

VARIANCES REQUIRED:

Proposed Lot 2.01

21-501 Required – 100 foot lot width
Proposed – 72.6 foot lot width (existing)

21-613 Required – 100 foot lot frontage
Proposed – 72.6 foot lot frontage (existing)

Proposed Lot 2.02

21-501 Required – 100 foot lot width
Proposed – 72.6 foot lot width (existing)

Required – 10 foot side yard setback
Proposed – 7.9 foot side yard setback (existing)
Proposed – 8.2 foot side yard setback (existing)

21-613 Required – 100 foot lot frontage
Proposed – 72.6 foot lot frontage (existing)

**Action to be taken prior to May 5, 2022
Attorney: Kevin Morse**

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

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

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- 11. 21-PB-46/47V ACMY, LLC**
Preliminary & Final Site Plan, Bulk Variance
Block 1701, Lot 2.03; Zone: M-5
4100 New Brunswick Avenue
Applicant proposes site work on property.

VARIANCES REQUIRED:

- 21-501** Required – 80 foot front yard setback
Proposed – 61 foot front yard setback (existing)
- 21-601** Required – no encroachment into the right-of-way
Proposed – a free-standing sign located with the right-of-way (existing)
- 21-1101.3** Required – paved parking lot
Proposed – gravel parking lot (existing)
- 21-1102** Required – 238 parking spaces
Proposed – 95 parking spaces (existing)
- 21-1103(d)** Required – 3 electric vehicle charging stations
Proposed – no electric vehicle charging stations
- 21-1203.5** Required – one free-standing sign
Proposed – two free-standing signs (existing)
- Required – a free-standing sign shall not be located any closer to the right-of-way line of the street than the minimum front yard setback for the principal use in the zone (80 feet)
Proposed – a free-standing sign located 39 feet from the right-of-way line of the street (existing)

Action to be taken prior to April 17, 2022
Attorney: Sandy Galacio

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

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

- 12. 21-PB-44/45V QTS Investment Properties Piscataway, LLC**
Preliminary & Final Site Plan; Bulk Variance
Block 4102/4202 Lots 3.01/6.02; Zone: LI-5
101 Possumtown Road
Applicant proposes to construct an addition.

VARIANCES REQUIRED:

- 21-501** Required – 50 foot side yard setback for an accessory structure
Proposed – 39.4 foot side yard setback for an accessory structure
- Required – 100 foot front yard setback for an accessory structure
Proposed – 83.5 foot front yard setback for an accessory structure

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- 21-619.2** Required – a fence located within the front yard setback line shall not exceed 6 feet in height
Proposed – a fence 8 feet in height
- 21-1102** Required – 1,147 parking spaces
Proposed – 155 parking spaces
- 21-1103(d)** Required – 7 electric vehicle charging stations
Proposed – no electric vehicle charging stations

*All rooftop equipment must be located at least 12 feet from the roof edge or an additional variance will be required.

Action to be taken prior to May 1, 2022
Attorney: Lawrence Calli

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

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

13. DULY AUDITED BILLS TO BE PAID

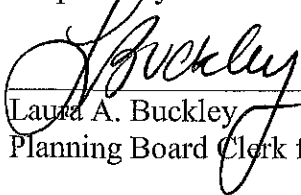
MOTION was made by Carol Saunders to pay the bills; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Dennis Espinosa, Rev. Kenney and Chairperson Smith.

- 14. ADJOURNMENT: MOTION** made by Rev. Henry Kenney to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 9:24 P.M.

NEXT PLANNING BOARD WORKSHOP BOARD MEETING – FEBRUARY 23, 2022 2:30 P.M.


NEXT PLANNING BOARD REGULAR MEETING MARCH 9, 2022 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 February 9, 2022, same having been fully adopted by the Planning Board of Piscataway on March 9, 2022.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD