

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 8, 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 Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Dennis Espinosa, Carol Saunders and Chairperson Brenda Smith. **ABSENT:** Mike Foster

Also present: Thomas Barlow, Esq., Ron Reinertsen, CME Associates, Laura Buckley, Board Clerk. 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. DULY AUDITED BILLS TO BE PAID

MOTION was made by Rev. Henry Kenney to pay the bills; seconded by Carol Saunders.

ROLL CALL: Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, Dennis Espinosa and Chairperson Smith.

7. CHANGES TO THE AGENDA: Mr. Barlow states that application # 21-PB-34/34V, 140 Circle Drive North, postponed until July 13, 2022; no further notice required. 21-PB-42/43V, Rayven Heights, LLC & Koduri-Postponed to Aug. 10, 2022; applicant must re-notice.

8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON MAY 11, 2022:

- (a) **22-PB-01/02V** **LZ NJ Realty, LLC**
Preliminary & Final Site Plan, Bulk Variance
Block 9101, Lot 50; Zone: LI-1
150 Ethel Road West
Approved.

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MOTION was made by Carol Saunders to memorialize 22-PB-01/02V; seconded by Rev. Henry Kenney. **ROLL CALL:** Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Kenney, and Chairperson Smith voted yes on the motion.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF MAY 11, 2022

MOTION was made by Carol Saunders to memorialize the minutes from the March 9, 2022 meeting; seconded by Rev. Henry Kenney. **ROLL CALL:** Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Dennis Espinosa, Carol Saunders and Chairperson Smith voted yes on the motion.

- 11. 22-PB-04/05V Benner HP, LLC**
Minor Subdivision & Bulk Variance
Block 906, Lot 17.02; Zone: R-7.5
416 Victoria Avenue
Applicant proposes to subdivide property into two lots.

VARIANCES REQUIRED:

Proposed Lot 17.03

- 21-501** Required – 25 foot front yard setback
Proposed – 2.5 foot front yard setback (steps) (existing)

- Required – 25 foot rear yard setback
Proposed – 18.5 foot rear yard setback (existing)

- 21-601** Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner
Proposed – fence and steps located within the right-of-way (existing)

Proposed Lot 17.04

- 24-702.3** Required – an enclosed parking space must measure at least 12 feet in width and 20 feet in length and shall not be obstructed with a stairway, landing, etc.
Proposed – a garage measuring 12 feet in width by 18.5 feet in length

Action to be taken prior to July 5, 2022
Attorney: Tim Arch

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

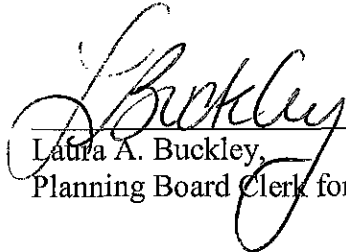
- 11. ADJOURNMENT: MOTION** made by Rev. Henry Kenney to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 9:08 P.M.

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NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JUNE 22, 2022 AT 2:30 P.M.


NEXT PLANNING BOARD REGULAR MEETING – JULY 13, 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 June 8, 2022, same having been fully adopted by the Planning Board of Piscataway July 13, 2022.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD