

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 11, 2023.**

The Regular Meeting of the Piscataway Planning Board was called to order at 7:36 P.M. on Zoom (online), Piscataway, New Jersey by Chairperson Brenda 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 Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin and Chairperson Brenda Smith. **ABSENT:** Carol Saunders, Michael Foster, E. Basheer Ahammed

**Also present:** Thomas Barlow, Esq., Ron Reinertsen, CME and Laura Buckley, Board Clerk. It was determined that a quorum was present by roll call.

**4. PLEDGE OF ALLEGIANCE**

**5. SWEARING IN OF PROFESSIONALS:** Ron Reinersten, Malvika Apte, James Clarkin, IV

**6. DULY AUDITED BILLS TO BE PAID**

**MOTION** was made by Rev. Henry Kenney to pay the bills; seconded by Dawn Corcoran.

**ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, , Rev. Kenney, Alex Adkins and Chairperson Smith.

**7. CHANGES TO THE AGENDA:** None

**8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON DECEMBER 7, 2022:**

- (a) 22-PB-20/21V Splendor Homes New Jersey, LLC  
Minor Subdivision & Bulk Variance  
Block 203, Lots 22 & 23; Zone: R-7.5  
1762 & 1758 South 2<sup>nd</sup> Street  
Approved.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 11, 2023.**

**MOTION** was made by Dawn Corcoran to memorialize the resolution for 22-20/21V; seconded by Councilwoman Cahill. **ROLL CALL:** Dawn Corcoran, Councilwoman Cahill, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF DEC. 7, 2022**

**MOTION** was made by Councilwoman Cahill to memorialize the minutes from the Dec. 7th meeting; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

**10. DISCUSSION: Extension of time for: #19-PB-36/37V  
L'Oreal USA Products; Arco/Murray  
Block 14.01, Lot 3.03  
81 New England Avenue**

\*Applicant is requesting a one (1) year extension of time; but not to exceed three (3) extensions. To implement a water reclamation plan on the site. Attorney: Francis P. Linnus.

Mr. Barlow states that the applicant has request a one-year extension of time to complete the reclamation plan. They are allowed to ask for three (3) one year extension. Chairperson Smith asks the Board if there are any questions; none. Public portion open/closed.

**MOTION** was made by Rev. Henry Kenney to APPROVE the application; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin and Chairperson Brenda Smith voted yes on the motion.

**11. 22-PB-25/26V Yespac, Inc.  
Preliminary & Final Site Plan  
Block 6703, Lots 4; Zone: LI-5  
260 Centennial Avenue  
Applicant would like to construct an addition.**

**VARIANCES REQUIRED:**

**21-501** Required – 80 foot front yard setback  
Proposed – 75.5 foot front yard setback (existing)  
**21-1102** Required – 185 parking spaces  
Proposed – 31 parking spaces

**Action to be taken prior to February 25, 2023  
Attorney: Peter Lanfrit**

James Stahl, Attorney, is here to represent the applicant. Mr. Stuhl states that they are here for a 3,000 square foot addition. The applicants had purchased a piece of equipment for the use of their operation and it does not fit inside of the current building. Scott Turner, Menlo Engineering, 261 Cleveland Avenue, Highland Park, is sworn in to testify; he is accepted by the Board. Mr. Turner shares his screen with the Board; altered colored exhibit, A-1. He states that it is a basic rendering showing the site, north is straight up. The tan color on the exhibit is the 3,000 square foot addition. In 2019 the applicant was in front of the Board for an addition, parking, landscaping, etc, and was approved. Once construction was completed, they now need an addition for a specific piece of equipment. It is a large printing deck; they can't get the piece of equipment in the building. It does not fit through the doors and can't be taken apart.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 11, 2023.**

Mr. Turner states that the addition will be within the grassy area on the site. The addition will come out from the building 30 feet and will be 100 feet long. The only single door will be on the southerly side, a roll out door. The new addition will be 20 feet in height and will be significantly lower in height than the existing building. The two-story addition that is there is facing the residential area so this addition will not be significant and will be screened and buffered. The only reason this addition is needed is for this piece of equipment, there will not be a need for any additional employees or parking. The building coverage will go from 35.6 to 37%, where 50% is allowed in the zone.

There are two variances needed for this application. There will be no changes to anything else on the property as part of this application. The addition will be 75.5 feet away from the front yard setback; existing, non-conforming as part of the prior application. The will add additional landscaping since a few trees will need to be removed as part of the addition. The number of parking spaces needed is 185 spaces and there are 31 existing. There was a parking variance granted in 2019 with the prior approval.

James Stahl states that they received the Staff memorandum and the CME Report; they will comply. There was an easement in 2019 that was part of the prior approval. If there are any other ROW needed, they will comply and work with the Township. Ms. Corcoran states that the applicant has provided the MUP and would like a copy of the easement to give to the Engineering department. Councilwoman Cahill asks exactly what kind of equipment is it. Mr. Turner states that it is a printing deck to be used with their operation.

There are 21 land-banked parking spaces to the side of the addition that could be utilized for parking if ever needed. Mr. Turner states that he has been out there several times and has never seen the parking lot at capacity. Chairperson Smith asks the Board if they have any further questions or comments; none. Public portion open/closed.

**MOTION** was made by Councilwoman Cahill to APPROVE the application; seconded by Rev. Henry Kenny. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin and Chairperson Brenda Smith voted yes on the motion.

**12.    DISCUSSION:            Extension of time for: # 21-PB-32/33V  
  Shantilal Patel & Daxaben Patel  
  Block 8601, Lot 25.03  
  8 Brotherhood Street**

\*Applicant is requesting a one (1) year extension of time to perfect the approved minor subdivision.  
Attorney: Tim Arch

Thomas Barlow states that the applicant would like a one year extension of time to perfect the approved minor subdivision. It is taking more time to perfect the subdivision; no comments or questions from the Board. Mr. Arch states that he would only need 90 days to perfect it; they don't believe they will need the one year extension.

**MOTION** was made by Councilwoman Cahill to APPROVE the application; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin and Chairperson Brenda Smith voted yes on the motion.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 11, 2023.**

- 13. 22-PB-22/23V Grand Home Investments, LLC  
Bulk Variance & Minor Subdivision  
Block 3901, Lot 83.01; Zone: R-10  
149 Stratton Street  
Applicant would like to subdivide property into two lots.**

**VARIANCES REQUIRED:**

***Proposed Lot 83.02***

**21-501** Required – 100 foot lot width  
Proposed – 75 foot lot width

**21-613** Required – 100 foot lot frontage  
Proposed – 75 foot lot frontage

***Proposed Lot 83.03***

**21-501** Required – 100 foot lot width  
Proposed – 75 foot lot width

Required – 35 foot front yard setback  
Proposed – 17.7 foot front yard setback (4<sup>th</sup> Place)  
Proposed – 21.2 foot front yard setback (Stratton Street South)

Required – 10 foot side yard setback  
Proposed – 9.55 foot side yard setback

Required – 60 foot front yard setback for an accessory structure  
Proposed – 35.5 foot front yard setback for an accessory structure (garage)

**21-613** Required – 100 foot lot frontage  
Proposed – 75 foot lot frontage

\*The fireplace for the proposed dwelling can only extend out 18 inches or an additional variance will be required.

**Action to be taken prior to March 27, 2023  
Attorney: Tim Arch**

Tim Arch, Attorney, is here to represent the applicant. Mr. Arch states that they are here tonight seeking minor subdivision approval with bulk variances; 149 Stratton Street South. Mr. Arch shares his screen with the Board; A-1 (color photo of existing home, Google image). To the right is the existing home and to the left is an existing accessory structure, a garage. They will demolish the accessory structure and construct a new single family home. The lots that they are proposing are lots 83.02 and 83.03. The variances that they are requesting is for 83.02 which would be the new lot with a new home to be built. That will require relief because it will have a 75 foot frontage but has 200 feet in lot depth.

Mr. Arch states the existing home has some pre-existing, non-conformities. It will be 75foot lot width and frontage, a 17.7 foot front yard setback from 4<sup>th</sup> Place and a 21.2 foot front yard from Stratton Street; it is a corner lot. There is a 9 ½ foot side yard setback that they are requesting, where 10 feet is required. They are proposing a new detached garage for use with the existing home, the garage will be set 35.5 feet back from Stratton Street South; front yard required is 60 feet.

Mr. Arch states that he has a couple of reports, Ms. Corcoran’s report, Mr. Hinterstein’s staff report that is revised through January 11, 2023, CME report dated December 16, 2022. They agree to comply with

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 11, 2023.**

all comments in all of the reports. He only has one witness, Paul Fletcher, to testify. He has the owner of the property also, Mr. Motiwala if the Board sees fit. Mr. Barlow states that there is a DPW Report from December 9, 2022 which states that they must install a sanitary sewer clean-out for the proposed new dwelling; the engineer agrees. Mayor Wahler states there should be a check valve installed for the sanitary sewer clean-out. Applicant needs to check with DPW in reference to what kind.

Paul Fletcher, PP, is sworn in to testify and accepted. Mr. Fletcher states that the new home has a cellar, not a basement; it is half below grade. The sewer clean-out was an oversight, and one will be installed; they will comply with all reports. The applicant would like to cut the property basically in half with frontage on 4<sup>th</sup> Place. They initially looked at subdividing it on Stratton Street, which would have been conforming, but the property is impacted by the stream in the back. There is a flood hazard property on the lot in the rear in the property. They decided to seek the variance for lot width; it is a better planning alternative.

Mr. Fletcher states that will construct a new two car garage for the existing home. The new home will have five (5) bedrooms. Mr. Fletcher lists the variance requested; pre-existing and proposed. He states that this is a C-2 and C-1 Criteria, they will be eliminating a very large accessory structure that is only one (1) foot off of the property line. The stream in the rear prevents them from creating two conforming lots. Both lots will be oversized in area; 10,000 square feet is required and over 16,000 square feet is proposed.

Tim Arch shares his screen; neighborhood analysis marked as A-2. Mr. Fletcher explains the lot sizes in the area and this will fit in with the surrounding neighborhood. Mayor Wahler states that they do not want a bathroom in the basement; they agree. Chairperson Smith asks the Board if there are any further questions, none. Public portion open/closed.

**MOTION** was made by Dawn Corcoran to APPROVE the application; seconded by Alex Adkins.

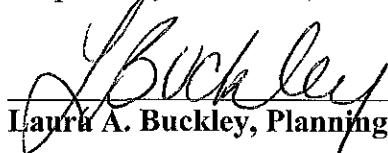
**ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin and Chairperson Brenda Smith voted yes on the motion.

13. **ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 8:25 P.M.

**NEXT SITE PLAN WORKSHOP MEETING – JANUARY 11, 2023 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 8, 2023 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 January 11, 2023, same having been fully adopted by the Planning Board of Piscataway February 8, 2023.



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD