

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 14, 2023.**

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 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, , Carol Saunders, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed. Mike Foster and Chairperson Brenda Smith. **ABSENT:** None (Mike Foster came late)

**Also present:** Thomas Barlow, Esq. 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:** N/A
6. **DULY AUDITED BILLS TO BE PAID**

**MOTION** was made by Carol Saunders to pay the bills; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Alex Adkins and Chairperson Brenda Smith.

7. **CHANGES TO THE AGENDA:** None
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON MAY 10, 2023:**

- (a) **23-PB-07/08V AA Diner, LLC  
Preliminary & Final Site Plan, Bulk Variance  
Block 5501, Lot 12.02; Zone: SC  
1297 Centennial Avenue  
Approved.**

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 14, 2023.**

**MOTION** was made by Carol Saunders to memorialize the resolution for 23-PB-07/08V; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

- (b) **22-PB-27/28V** **KD Capital Ventures, LLC**  
**Minor Subdivision & Bulk Variance**  
**Block 11207, Lot 8.01; Zone: R-10**  
**164 Fisher Avenue**  
Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 22-PB-27/28V; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

- (c) **23-PB-03/04V** **Manuel Angulo & Miriam Valentin**  
**Minor Subdivision & Bulk Variance**  
**Block 603, Lots 3 & 78; Zone: R-7.5**  
**1917 W 5<sup>th</sup> Street & 1912 W 7<sup>th</sup> Street**  
Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 23-PB-03/04V; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF MAY 10, 2023**

**MOTION** was made by Carol Saunders to memorialize the minutes from the May 10, 2023 meeting; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Alex Adkins and Brenda Smith voted yes on the motion.

**10. DISCUSSION: REDEVELOPMENT PLAN FOR BLOCK 3702, LOT 1.02; ALSO KNOWN AS 10 NORMANDY DRIVE; PROPERTY IS LOCATED ON MAP PAGE 37 ON THE PISCATAWAY TOWNSHIP TAX MAP.**

James F. Clarkin, 4Site Planning, is sworn in to testify. Mr. Clarkin states that this is a redevelopment plan for 10 Normandy Drive, Block 3702, Lot 1.02. The property is currently located in a LI-5 zone and believes the redevelopment plan will fit in with the area. The study was done in November of 2022. They are proposing light industrial warehousing as a permitted use and is consistent with the LI-5 industrial zoning. To the west there are light industrial uses and also in the surrounding area to the north is heavy industry.

Mr. Clarkin states that on the map, you can see the entire property. It is a very irregular shaped lot and 35 acres in size. There is a large area to the west that is the main area and a smaller tail like section that is along Hancock Road. The property has been vacant for almost thirty

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 14, 2023.**

(30) years and was the former Union Carbide site. It has been under remediation for quite some time now and is ready to be redeveloped.

Mr. Clarkin states that the main objective is always to have the property properly redeveloped and productive. They are hopeful that at the end of this that they will be providing modern industrial warehousing in the redevelopment area. On the bottom of page 5 the Board can see all of the permitted uses that they are looking to have on the property. The idea is that all of those uses will occur in one principle building; the building can contain more than one principle use. Each use would have minimum of 50,000 square feet; they do not want a lot of 2,000 square foot light assemblies all running in the same building, they would like one tenant in the same building if possible. Mr. Clarkin reads the permitted accessory uses to go with the property. Hazardous materials are not allowed as well as outdoor storage or materials.

Mr. Clarkin states that on page 6 is the area of bulk requirements. Minimum of 200,000 square foot lot required. The principle structure can't be higher than 55 feet, impervious coverage is 70% and building coverage is 40%. There are several other requirements, they want to make sure there is no improper storage in the parking lot; there will be designated areas for parking. The parking will be well balanced and more than enough parking for cars and tractor trailers. There will be buffers provided for the loading docks for loading and unloading the trucks; 100 feet from the side and rear property lines. We do want berms and a dense mixture of trees, evergreens, where there are homes on Hancock Road.

There are existing wetlands on the property that the developer will have to comply with NJDEP, it is just two sections and there is plenty of acreage that is developable. This use is consistent with the Master Plan and Zoning Ordinance of Piscataway Township.

Mayor Wahler states that a little history, the property was used for a phenol-formaldehyde chemical site and in the early 1990's it was turned into a train tank cleaner site. It was under environmental remediation back into the 1980s for groundwater cleanup and soil. Councilwoman Cahill asked what were the permitted uses; Mr. Clarkin states that they are all listed in the report on page 4, very similar to the LI-5 zone permitted uses. Chairwoman Smith asks the Board if there are any further questions; none. Public portion open/closed.

**MOTION** was made by Dawn Corcoran to APPROVE the Redevelopment Plan, seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed and Chairperson Brenda Smith voted yes on the motion.

Thomas Barlow states that Ms. Saunders has a resolution to be adopted for the Redevelopment plan this evening. The resolution needs to be sent to Council to put on their next meeting. Chairwoman Smith calls for a vote to adopt:

**MOTION** was made by Carol Saunders to memorialize the resolution for 10 Normandy Drive Redevelopment Plan; seconded by Mr. Adkins. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

Michael Foster has joined the meeting.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 14, 2023.**

**11. DISCUSSION: REDEVELOPMENT PLAN FOR BLOCK 5301, LOT 14.04; ALSO KNOWN AS 1551 SOUTH WASHINGTON AVENUE. PROPERTY IS LOCATED ON MAP PAGE 53 ON THE PISCATAWAY TOWNSHIP TAX MAP.**

James F. Clarkin, 4Site Planning, is sworn in to testify. Mr. Clarkin states that they are here for a Redevelopment plan for 1551 South Washington Avenue, Block 5301, Lot 14.04; it is also in the light industrial zone. He believes it is consistent with the Zoning and Master Plan of the Township. In figure 1 of the report, it shows the property with an irregularly shaped office building. It has been vacant for over two years and has other issues on the property. To the west and the north there are other industrial uses, existing residential to the east and then I 287 is the southern boundary of the property.

Mr. Clarkin states that the property is just over 10 acres in size. The goal for this redevelopment plan is pretty similar from the last presentation. They are trying to turn around a significant office building and build something that is more productive and appropriate that is a better use for the land and tax retables. On page 5 is the permitted land uses for this property; warehouse, storage, logistics and distribution. One principle structure on the lot.

Light assembly is allowed and they also have added wireless communication facilities because he believes they are already there; roof top cellular equipment. Accessory uses are the same, off street parking, loading, and included office as an accessory use in the structure but not to exceed 30,000 square feet. No hazardous materials or outdoor storage allowed. Impervious coverage on this site will be 80%, rear and side yards have a 50' setback and height is maximum of 55 feet. On page 8, circulation, there is a 5' wide sidewalk to be installed.

Mr. Clarkin states that on page 8, circulation, there is a 5' wide sidewalk to be installed on South Washington Avenue. NJDOT has jurisdiction on this part of the Avenue and is within the redevelopment area. The redeveloper is committed to completing the sidewalk improvements. The sidewalks will take longer since NJDOT does take longer. Mayor Wahler states that the Town is building the sidewalk out on Washington Avenue. Most people know that this section by the shopping center and this is another piece of the puzzle and connecting all of the sidewalks in Town.

Mr. Clarkin states that in reference to parking, the square footage of the building is smaller than the previous application. Warehouse and light assembly is one (1) space per 1,500 square feet of gross floor area and one (1) space per 500 square feet of office use. Wireless communications is zero (0) because it is only monitored once per month and does not need day to day parking. Under utilities, there are two provisions that are unique to this. There is a two-way communication radio system required by Police and Fire; it is a new regulation. Mayor Wahler states that it's for new large buildings and will be required on 10 Normandy also. If a first responder goes into a very large building they have a repeater system that will get a signal out of the building to a communication tower around Town.

Mr. Clarkin states that there is an existing communications tower on the site, so they are allowing them to have a temporary tower until the work is completed; not to exceed existing height and needs to be in compliance. There are design provisions, removal of solid waste, signage, lighting, landscaping and buffering to screen near by uses. The color scheme for the use is potentially grays and blues for the exterior of the building. Rev. Kenney asks if this has to be completely torn down or can a developer reuse this building? Mr. Clarkin states that it would

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 14, 2023.**

have to be torn down for the uses permitted. No further questions from the Board. Public open/closed.

**MOTION** was made by Dawn Corcoran to APPROVE the Redevelopment Plan; seconded by Alex Adkins. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed, Mike Foster and Chairperson Brenda Smith voted yes on the motion.

Thomas Barlow states that Ms. Saunders also has a resolution to be adopted for the Redevelopment plan at 1551 South Washington Avenue this evening. Chairwoman Smith calls for a vote to adopt:

**MOTION** was made by Carol Saunders to memorialize the resolution for 10 Normandy Drive Redevelopment Plan; seconded by Mr. Adkins. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

12. **DISCUSSION: To Appoint a Planner to prepare an Area In Need of Redevelopment Study for Block 3401, Lot 12.02, 43.01 & 47.01. Block 3402, Lot 13. Block 3403, Lots 5.01, 1.01, 2.01 & 72.01. Block 3404, Lots 29.01, 45.01, 56.01, 59.01, 62.01, 66.01, 59.01 & 71.01 and 956 linear feet of Brook Avenue, 1016 linear feet of Clawson Street and 114 linear feet of Field Avenue shown on page 34 on the Piscataway Township Tax Map, meets the criteria to be determined as a non-condemnation area in need of redevelopment.**

Thomas Barlow, Esq., states that the Board needs to appoint a Planner to prepare an Area in Need of Redevelopment study for the above addresses. Once appointed, this will be given to Council and a study will be brought back to the Planning Board for review. No questions from the Board.

**MOTION** was made by Councilwoman Cahill to appoint 4Site Planning; seconded by Mike Foster. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed, Mike Foster and Chairperson Brenda Smith voted yes on the motion.

13. **DISCUSSION: One hundred Eight (180) Day Extension of time for 22-PB-04/05V & 22-PB-18V; Benner HP, LLC; 416 Victoria Avenue. Block 906, Lot 17.03. Tim Arch, Esq.**

Thomas Barlow, Esq., states that Benner HP would like an extension of 180 days to perfect their minor subdivision.

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

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 14, 2023.**

**14. ADOPTION OF RESOLUTION TO MEMORIALIZE AMENDED APPLICATION:**

**App: 20-PB-06**

**Nathan Yates  
AMENDED  
1023 River Road  
Block 11701, Lot 4.11; Zone: R-15  
Approved March 9, 2022**

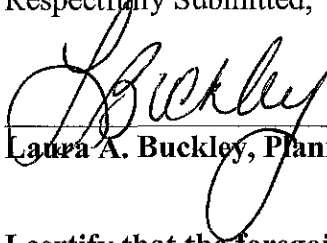
**MOTION** was made by Carol Saunders to memorialize the amended resolution for 20-PB-06; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

- 15. ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 8:17 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JUNE 28, 2023 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING –JULY 12, 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 June 14, 2023, same having been fully adopted by the Planning Board of Piscataway July 12, 2023.



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD