

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JULY 12, 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, Carol Saunders, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed. Mike Foster and Chairperson Brenda Smith. **ABSENT:** Gabrielle Cahill

**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:** Ron Reintersten
- 6. **DULY AUDITED BILLS TO BE PAID**

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

- 7. **CHANGES TO THE AGENDA:** # 14 on the agenda, 23-PB-15/16V, 30 Duke Road Transfer Warehouse, LLC; postponed until August 9, 2023, will renotece.
- 8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JULY 12, 2023:** N/A
- 9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JULY 12, 2023**

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JULY 12, 2023.**

**MOTION** was made by Dawn Corcoran to memorialize the minutes from the June 14, 2023 meeting; seconded by Michael Foster. **ROLL CALL:** Mayor Brian Wahler, , Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster, Alex Adkins and Chairperson Brenda Smith.

10. **DISCUSSION:** **POSTPONED UNTIL AUGUST 9, 2023-Notice 200' property list only** To determine whether the property designated as 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.

11. **DISCUSSION:** Extension of time for 22-PB-20/21V, Splendor Homes New Jersey, LLC; 1762 & 1758 South 2<sup>nd</sup> Street. Applicant would like an extension to perfect the subdivision for 190 days. Kevin Morse, Esq.

Thomas Barlow, Esq., states that Splendor Homes, represented by Kevin Morse, would like a 190 day extension of time to perfect the previously approved subdivision. The application was a minor subdivision for two lots; the applicants purchased a portion of Township property for the subdivision. He states that Mr. Morse doesn't see them needing the entire 6 months but would like to be safe. Chairperson Smith asks the Board if they have any questions; none.

**MOTION** was made by Rev. Henry Kenney grant the 190 day extension of time; seconded by Alex Adkins. **ROLL CALL:** Mayor Brian Wahler, , Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster, Alex Adkins and Chairperson Brenda Smith.

12. **DISCUSSION:** IPT Kingsbridge Business Center Urban Renewal, seek relief from previously approved condition. Application 22-PB-08; Donna Jennings, Esq.

Thomas Barlow, Esq., states that the Board had previously approved this application to have 5,000 square feet of office space. The application would like to remove the condition of 2,500 square feet each, totally 5,000 square feet. They are asking for flexibility to divide the office space but not to exceed the 5,000 square feet; just be able to make one office 2,518 square feet instead of the 2,500 square feet that was originally approved. Chairperson Smith asks the Board if they have any questions; none.

**MOTION** was made by Dawn Corcoran grant the relief; seconded by Carol Saunders. **ROLL CALL:** Mayor Brian Wahler, , Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster, Alex Adkins and Chairperson Brenda Smith.



**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JULY 12, 2023.**

13. 23-PB-09/10V 1407 Stelton Road, LLC  
Preliminary & Final Site Plan, Bulk Variance  
Block 8604, Lot 17; Zone: GB  
1407 Stelton Road  
Applicant would like to construct a second story addition to accommodate new sign.

**VARIANCES REQUIRED:**

- 21-1102** Required – 26 parking spaces  
Proposed – 13 parking spaces
- 21-1202.2** Required – one façade sign, located on the front of the building  
Proposed – one façade sign located on the front of the building, one façade sign on each side of the building (3 façade signs total)
- 21-1202.3** Required – a free-standing sign shall not exceed 32 square feet in area  
Proposed – a free-standing sign 33 square feet in area (existing)
- Required – a free-standing sign shall not be located within 25 feet of any street line  
Proposed – a free-standing sign located 13 feet from the street line (existing)

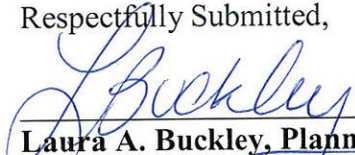
**Action to be taken prior to September 29, 2023**  
**Attorney: Tim Arch**

Tim Arch, Esq., was here to represent the applicant. Court stenographer was present; transcripts are on file in the Community Development Office.


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

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JULY 26, 2023 AT 2:30 P.M.**  
**NEXT PLANNING BOARD REGULAR MEETING –AUGUST 9, 2023 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 July 12, 2023, same having been fully adopted by the Planning Board of Piscataway August 9, 2023.**

  
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**CAROL SAUNDERS, SECRETARY**  
**PISCATAWAY PLANNING BOARD**