

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON AUGUST 9, 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: Carol Saunders, Dawn Corcoran, Rev. Henry Kenney, Councilwoman Cahill, E. Basheer Ahammed. Mike Foster and Chairperson Brenda Smith. **ABSENT:** Alex Adkins & Mayor Brian Wahler

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: Councilwoman Cahill , Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

7. **CHANGES TO THE AGENDA:** # 11 on the agenda, 23-PB-18, Rockefeller Group Development Corp, has been postponed until September 13, 2023. Applicant will re-notice.
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JULY 12, 2023:**
 - (a) IPT Kingsbridge Business Center Urban Renewal, seek relief from previously approved condition. Application 22-PB-08; Approved.

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MOTION was made by Carol Saunders to memorialize the resolution for IPT; seconded by Rev. Henry Kenney. **ROLL CALL:** Councilwoman G. Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

- (b) **23-PB-09/10V 1407 Stelton Road, LLC
Preliminary & Final Site Plan, Bulk Variance
Block 8604, Lot 17; Zone: GB
1407 Stelton Road
Approved.**

MOTION was made by Carol Saunders to memorialize the resolution for 1407 Stelton Road; seconded by Rev. Henry Kenney. **ROLL CALL:** Councilwoman G. Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JULY 12, 2023

MOTION was made by Carol Saunders to memorialize the minutes from the July 12, 2023 meeting; seconded by Henry Kenney. **ROLL CALL:** Councilwoman G. Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

10. DISCUSSION: 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, 47.01, 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.

James Clarkin, 4Site Planning, is sworn in to testify. Mr. Clarkin states that he is here to present the Area in Need of Redevelopment study for the above properties; he shares his screen with the Board. The study area consists of 12.3 acres with several blocks and lots as listed above with several avenues that are in the study area. He went to the site on June 12, 2023 and will go through the findings. The area totals sixteen (16) lots and portions of three (3) municipal streets.

Mr. Clarkin states that the study area is in the northern area of the Township near the border of Middlesex Borough. Majority of the properties are vacant; 10 of the parcels have never been developed prior as far as they can tell from aerials. Those properties consist of 8.05 acres. Then there are three parcels on the north side of Clawson Street that are developed and another three small lots that are being used on the other side of Clawson Street. Some of the previous uses, particularly for 33 Clawson Street, is a company called Layla Transportation that stores school buses. They have a very large parking lot where they are stored; the use has since stopped. In reference to 37 Clawson Street, it is an abandoned residential home and even more outdoor storage and the same for 76 Clawson Street.

The study area is bound by Baekeland Avenue to the north, Clawson Street and a railroad track to the south. The property almost forms a triangle where you have Possumtown Road to your east and River Road is far to the West past 10 Normandy Road. The property is located in the LI-1 Zone (light industrial 1) on the Zoning Map.

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Mr. Clarkin states that the main access is from Clawson Street and there are several paper streets on the site. In reference to the Environmental Analysis, for all of the parcels there were not any issues or concerns. There were no contaminated sites and there were wetlands, but not significant. Whichever developer comes in, they will have to get DEP approval prior to any construction. A phase I and phase II environmental analysis was performed for all of the lots, and it confirms that there are no chemicals or substances of any concern. Some surrounding land uses are Piscataway Fire School right next door, then light industrial uses all around. To the east are some single residential across on the other side of Possumtown; there are some homes along Normandy Drive on the south.

The Master Plan, 2020 reexamination, states that as vacant developable land diminishes in the Township, public and private redevelopment, rehab and adaptive use efforts with continue to increase; particularly within older sections of the Township and on older developed land parcels and buildings. Mr. Clarkin finds this to be true, it is an older section of the Township. The buildings have either fallen or are falling into disrepair. The property at 37 Clawson Street was built in 1938 and 76 Clawson was built in 1836; they can conclude that this in an older area in Town. The State Planning Area Classification is PA-1, known as the Metropolitan Planning Area.

Mr. Clarkin states that 37 Clawson Street is a two-story residential home on a smaller lot which is in the middle of Clawson Street. There are unsafe and dilapidated conditions on the property such as wiring, railings, water damage and the old buildings in general. The home seems to have been used more for the businesses in the area than as an actual home. This meets the "A" criteria since there is unsafe structures, abandoned vehicles, etc. It also meets the "B" criteria since it has a significant vacancy of over two years. No one has been using it as far as they can see for over three (3) years. The property meets the A, B and H criteria. Every one of these lots falls under the H Criteria.

33 Clawson Street, which if you were driving down the road, would be the first property on your left. The first picture gives some kind of indication of what it is. It is a single story office building that has a wide frontage and large parking lot. Inside there are substandard conditions; he shares pictures with the Board on the screen. There is staining and indications of water damage. Mr. Clarkin states that they went through the Police records for the last ten (10) years and found records of theft and assault. The conditions today meet Criteria A and H for smart planning. The parking lot is very long and contained school buses for the past use.

In reference to 76 Clawson Street, which is the worst of all, is the larger and older lot. It has a former residential home that was not being used as a residence, most likely a business or storage. There are more vehicles stored on the property. Mr. Clarkin shares pictures with the Board showing the home was used for storage and is in dilapidated condition. The second structure, a garage, was used for storage of vehicle parts and other items. This structure is also in disrepair. This property meets the A, B and H criteria. The property has been vacant for over two years and did not clean up the site.

Mr. Clarkin states that the next is Block 3403, Lots 1.01, 2.01 and 72.01; it is called JCR Tree Service lots. This is a use only, no structure. It seems that the company cleared out trees and starting using the space. It is unclear whether it is permitted or approved by either of the Boards. They store their vehicles, equipment and materials; dumpster, barrels, etc. This is a detrimental

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use for the land and dangerous storage of materials including woodchips which is a fire hazard. It could cause real harm if someone where to go back there. This property would fall under the D and H Criteria. In reference to the 10 vacant lots which meets the C Criteria since they have been vacant over ten (10) years. There is no evidence that it will be developed by private capital. There is a lack of access to some of the properties since some of the paper streets were never paved. The ten parcels, plus the linear feet all meet the C Criteria.

Mr. Clarkin states that as those streets are technically not detrimental to public health, safety or welfare, but their inclusion is very necessary with or without changing their condition; they are needed for redevelopment. It is necessary because without it, it would really fragment and splinter the affective redevelopment to take place on the twelve acres. The street pattern that envisioned never came to materialize. He shows the map on the screen and shows where the paper streets are located. The properties are close to industrial uses and Route 287, so if the property is redeveloped, it is promoting development in an area which existing infrastructure.

Councilwoman Cahill asks about the tree service. Mr. Clarkin states that it is JCR Tree Service, but there is not a building to use which is not permitted. Ms. Corcoran states that there are no approvals to be on that site so it is not a legal business. Councilwoman Cahill asks if the trees they are cutting down and storing are from that property or are they bringing them in. Mr. Clarkin believes it's a little of both. Mr. Clarkin states that he went to the property around 4 pm and no one was there.

Chairperson Smith asks the Board if they have any further questions or comments; none. She calls for a vote.

MOTION was made by Councilwoman Cahill approve the AINOR; seconded by Rev. Kenney.
ROLL CALL: Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster, and Chairperson Brenda Smith.

Thomas Barlow, Esq., states that he has drawn up a resolution for the AINOR Study. The Resolution would need to be adopted and will be given to Council for consideration.

MOTION was made by Carol Saunders approve the resolution; seconded by Mike Foster.
ROLL CALL: Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster, and Chairperson Brenda Smith.

12. DISCUSSION: TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY; AMENDING CHAPTER XX (20), LAND SUBDIVISION & CHAPTER XXIV (24) SITE PLAN REVIEW.

Thomas Barlow, Esq., states that we have a resolution from Council in reference to Site Plan Review. Ms. Corcoran states that this is just an amended to both of the Site Plan Ordinance and the Subdivision Ordinance.

MOTION was made by Carol Saunders; seconded by Dawn Corcoran. **ROLL CALL:** Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster, and Chairperson Brenda Smith.

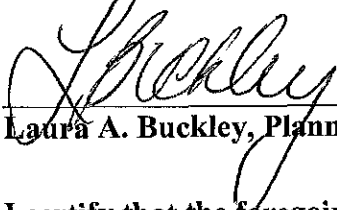
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13. **ADJOURNMENT: MOTION** made by Rev. Henry Kenney to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 8:12 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – AUGUST 23, 2023 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING –SEPTEMBER 13, 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 August 9, 2023, same having been fully adopted by the Planning Board of Piscataway September 13, 2023.



**CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD**