

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 13, 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, E. Basheer Ahammed, Alex Adkins, Mike Foster and Chairperson Brenda Smith. **ABSENT:** Councilwoman Cahill

Also present: Thomas Barlow, Esq., Ron Reintersten, PP 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 Ms. Corcoran to pay the bills; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Alex Adkins, 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 AUGUST 9, 2023:** N/A
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF AUG. 9, 2023**

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 13, 2023.

MOTION was made by Carol Saunders to memorialize the minutes from the August 9, 2023 meeting; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Alex Adkins, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

10. **23-PB-18** **Rockefeller Group Development Corp.
Preliminary & Final Site Plan
Block 3702, Lot 1.02; Redevelopment
10 Normandy Drive**
Applicant would like to construct a warehouse.

DEVIATIONS REQUIRED:

No deviations are required at this time.

*Fencing must be provided around the basins or a deviation will be required.

**Action to be taken prior to November 14, 2023
Attorney: Anthony Todaro**

Anthony Todaro, Attorney, is here to represent the application. Court Stenographer present; transcripts are on file in the Community Development Office.

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

11. **23-PB-15/16V** **30 Duke Road Transfer Warehouse, LLC
*Postponed until October 11, 2023-Must Notice
Preliminary & Final Site Plan; Bulk Variance
Block 4202, Lot 7; Zone: LI-5
30 Duke Road**

Action to be taken prior to October 4, 2023 Attorney: Tim Arch

12. **23-PB-13/14V** **10 Marion Court Trust-Postponed to Oct. 11, 2023
Minor Subdivision, Bulk Variance
Block 12201, Lots 5 & 6.03; Zone: R-15
10 Marion Court & 613 Hoes Lane West**
Applicant would like to subdivide the property into two lots.

Action to be taken prior to October 11, 2023 Attorney: Peter Vazquez

13. **DISCUSSION:** Extension of time for 21-PB-40/41V, Revolutionary Housing Group, LLC. Applicant would like a one (1) year extension to perfect the Minor Subdivision. Property is 9 Water Street, Block 8404, Lot 2. Kevin Morse, Esq.

Thomas Barlow, Esq., states the applicant would like an extension of time for one (1) year to perfect the subdivision. They are still waiting on NJDEP approval. There are no questions from the Board.

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

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 13, 2023.

Mr. Barlow states that in anticipation of the extension approval, he has drawn up a resolution that has been circulated to the Board.

MOTION was made by Carol Saunders to adopt the resolution; seconded by Brenda Smith.

ROLL CALL: Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

- 14. DISCUSSION:** 18-PB-38/39V, Corporate Park Associates; 10 Corporate. Applicant would like to rearrange the internal office space for new tenant. Attorney, Tim Arch.

Tim Arch, Attorney, is here on behalf of the client. He states that there are no changes to the site exterior. In reference to parking, required is 138 and 127 is proposed. They would like to reallocation of the interior for office space which would exempt them from site plan. There is an increase use of office space and a decrease use in warehouse space, the parking calculations change. Mr. Arch states that they would like to convert six (6) of the EV charging stations that are on the site to make-ready EV Spaces. By doing that, they are gaining those credits which will offset the change in the variance and actually result in a net better variance.

Mr. Arch states that they are under 1,000 square feet of disturbance. They are not making any changes to signage, drainage or site circulation. No negative impact to the site functioning, they are improving it. It does not require additional parking spaces because of the off-set of those spaces; they are not planning on building any new spaces, just convert the existing spaces. They meet all four of those criteria to qualify for site plan exemption.

Mr. Barlow states that he has reviewed Mr. Arch's submission of the ordinance, and his opinion is that the exemption would apply and it would not require a formal application. Mr. Reinertsen states that they are correct. Chairperson Smith asks if there are any other questions from the Board, none. Public portion open/closed.

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

- 15. DISCUSSION:** 1690 S Washington, Block 5701, Lot 2.

Dough Wolfson, Attorney, is here to represent the applicant. Mr. Wolfson states that they were here before the Board last year for a warehouse. They have requested building permits to move forward and he believes that the building and zoning officers are uncomfortable by granting the permits because the County Planning Board issue with the Town creating the traffic light to allow for safe egress and ingress. The Township has made a request to include that and the County is not acting quickly. They are requesting clarification from the Board to protect them and the Township. There is nothing in the resolution of approval or the conditions that would prevent or prohibit the issuance of those permits.

Mr. Wolfson states that they would like to get started on construction. It states that no CO will be issued until the deceleration lane was completed, but there is nothing else in the resolution that would prohibit issuing the permits. Mr. Barlow states that the Township did reach out to the County because Piscataway Township wants that light in there for the traffic. It is up to the County to accommodate the request for the light. They want to protect the zoning and building officers for the permits. Mr. Barlow states that they are proceeding at their own risk; Mr.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 13, 2023.

Wolfson agrees. If the County did something that requires a change in what was approved, they have to fix it.

Mr. Corcoran asks about the permit they are referring to; would it be for foundation and footings. Mr. Wolfson states that they didn't think they were limited. Mr. Ron Aulenbach states that they are at the point they will take what they could get. They would like the full permit and know that there will not be a CO until all is completed, they want to keep moving forward. Mr. Wolfson states that they want to make sure nothing happens; Mr. Barlow agrees. Mr. Barlow states that if the Board has no objections, he is just seeking acknowledgement that there is nothing in the resolution, he doesn't see anything that would prevent the zoning officer from issuing the building permits. Chairperson Smith states that there are no objections from the Board. Mr. Barlow will draft a letter and send it to Ms. Corcoran for the file.

16. **DISCUSSION:** Ordinance to Amend & Supplement the revised General Ordinances of the Township of Piscataway, Amending and Supplementing Chapter XXI (21) Zoning in reference to Data Centers.

Dawn Corcoran states that our ordinance does not address data centers. They would like to amend the existing ordinance to include them. She states that basically this is just an amendment to the zoning ordinance to define what a data center is and to list it as a permitted principle use in the LI-1, LI-5, M-1 and M-5 zones. Chairperson Smith asks the Board if they have any questions, none.

MOTION was made by Dawn Corcoran to approve the extension of time; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

Mr. Barlow states that in anticipation of the extension approval, he has drawn up a resolution that has been circulated to the Board.

MOTION was made by Carol Saunders to adopt the resolution; seconded by Mike Foster. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

17. **DISCUSSION:** Ordinance to Amend & Supplement the revised General Ordinances of the Township of Piscataway, Amending and Supplementing Chapter XXIV (24) Site Plan Review in reference to off street parking for Medical/Dental Uses.

Dawn Corcoran states that the Township would like to amend the General Ordinances in reference to parking for medical/dental uses. Ms. Corcoran states that we only have parking for doctors and dentists, this is to add off-street parking for office assistants, nurse practitioners or other medical personnel. No comments from the Board.

MOTION was made by Rev. Kenney to approve the extension of time; seconded by Mike Foster. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

Mr. Barlow states that in anticipation of the extension approval, he has drawn up a resolution that has been circulated to the Board for review.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 13, 2023.

MOTION was made by Carol Saunders to adopt the resolution; seconded by Brenda Smith.

ROLL CALL: Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

18. DISCUSSION: Second Amended Redevelopment plan for Block 11901, Lot 22.15 also known as 857 Hoes Lane West on the Piscataway Township Tax Map.

James Clarkin, IV, 4Site Planning, is here to present. He shares his screen for the Board. They need to amend a few items with the plan so the redeveloper can move forward with the plan. Mr. Clarkin states that on page six (6), under swimming pools it states rear yard, it will be rear and side yard. They are adding storm water management facilities to be clear under accessory. He states that on page 8, there is one lot that will be used specifically for storm water management; that lot does not have to follow the bulk accessory requirements.

Mr. Clarkin states that under building height, they are changing it from 35 feet to 43 or 38 feet; three of the homes will have walk-out basements. The rest will be 38 feet maximum. In reference to building coverage, there is a little clarification that does not include swimming pools in the calculations.

MOTION was made by Rev. Kenney to approve the extension of time; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

Mr. Barlow states that in anticipation of the extension approval, he has drawn up a resolution that has been circulated to the Board.

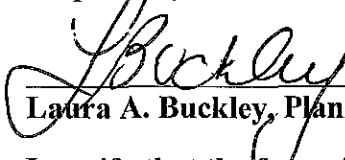
MOTION was made by Carol Saunders to adopt the resolution; seconded by Brenda Smith. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Alex Adkins, Mike Foster and Chairperson Brenda Smith.

19. ADJOURNMENT: MOTION made by Rev. Henry Kenney to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 9:29 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – SEPT. 27, 2023 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING –OCTOBER 11, 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 September 13, 2023, same having been fully adopted by the Planning Board of Piscataway October 11, 2023.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD