

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON OCTOBER 11, 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 Reinertsen, 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 Reinertsen
- 6. **DULY AUDITED BILLS TO BE PAID**

**MOTION** was made by Rev. Kenney to pay the bills; seconded by Mike Foster. **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:** # 12 on the agenda, 23-PB-13/14V, 10 Marion Court Trust, LLC, has been postponed until December 13, 2023. Applicant must re-notice.
- 8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON SEPTEMBER 13, 2023:**

- (a) **23-PB-18**                      **Rockefeller Group Development Corp.  
Preliminary & Final Site Plan  
Block 3702, Lot 1.02; Redevelopment  
10 Normandy Drive  
Approved.**

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Mr. Barlow states that reviewing the resolution that he prepared, he realized that he left out one item which is no overnight parking. He will revise the agenda for signature.

**MOTION** was made by Carol Saunders to memorialize the resolution for Rockefeller; 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) **18-PB-38/39V**, Corporate Park Associates; 10 Corporate. Applicant would like to rearrange the internal office space for new tenant. Attorney, Tim Arch. Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution; seconded by Mike Foster. **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 SEPTEMBER 31, 2023**

**MOTION** was made by Carol Saunders to memorialize the minutes from the October 11, 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. DISCUSSION:** Redevelopment plan for 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.

James Clarkin, 4Site Planning, is sworn in to give the presentation. Mr. Clarkin states that this is the redevelopment plan for the Clawson Street and Baekeland Avenue area. The block and lots have been listed above. He states that the Redevelopment plan proposes a number of light industrial uses that will be permitted in this area as the study was presented previously. The uses all fit within the LI-1 designation in the neighborhood. The area is about 12.34 acres in size and 16 lots along with those portions of the municipal streets close to the Borough of Middlesex boarder.

Mr. Clarkin states that the majority of the area is just land as it stands today. During the study, he showed that there were three (3) properties that has existing structures, two being residential homes that were in bad shape with vehicle storage. On page 5 of the report, he discusses the land use requirements that are intended for the site with plan goals and objectives. They want to encourage redevelopment to increase tax ratables and to build appropriate land uses within this section of Piscataway. Want to utilize the best tools to improve better economical and physical conditions and best practices of planning and engineering to redevelop the site.

Under the land use plan, there are several permitted uses for the property, some of them match the uses that are found in the current LI-1 Zone; he reads down the list of permitted uses. Box trucks and vans are allowed overnight as part of the use only if they are not refrigerated. Parking not to be used for public storage, rentals, sales or equipment. This will only be for temporary truck storage if the tenant needs it. As far as accessories, offices are allowed within the principle structure as well as fences, signs, guard houses, generators, EV charging, solar energy systems, etc.

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Mr. Clarkin states that #8 is a little different, they are allowing, so long as it's in the confines of the building, minor vehicle repair. Minor repairs include tire repair, fluid changes, simple chassis repair and dents. They may do outside storage as long as it is not hazardous materials and screened from adjoining properties. Prohibited is what is not listed as permitted and storage of anything hazardous and dangerous, new painting of motor vehicles, not paint booths, no daily truck operations and no public repair garage.

On page six (6) it lists all of the bulk requirements including sizes of parking spaces and lots. They added some additional requirements such as truck and trailer storage must be on site and in delineated spaces and can't be stored longer than overnight. He reads all of the setbacks and regulations pertaining to parking. Access drive must be 10 feet from the property line and parking lots/trailer storage areas can be no less than two (2) feet from the property line.

There must be vegetative screening or fencing from the neighbors. Mayor Wahler states in the redevelopment plan the applicant must reconstruct Clawson Street from their property line out to Baekeland Avenue with curbing, and sidewalk on Township Fire Training side to connect. Conduit line form fiber optics must also put installed. Mr. Clarkin states that on page ten (10) under utilities, it does address fiber optics in the plan. Under infrastructure, on page 13, it states about the reconstruction of Clawson Street and work with the Engineering Department to replace fencing and signing for the Fire Training facility. Mayor Wahler states that they just reconstructed Baekeland Avenue, it was a 4+ million dollar reconstruction job so they want to make sure they are cleaning up the neighborhood.

Mr. Clarkin states that any redeveloper that comes in front of the Board for a site plan has to demonstrate that the noise from the operations does not impact residential neighborhoods. Page 12, parking requirements, there are five permitted uses for this plan and they all have different requirements; they are all listed in the plan. Design standards, no sign is to be any larger than 100 square feet, two wall signs, tenant identification sign and directional signs. Landscaping buffers are required and if anything dies within the first two years it is up to the owner to replace.

There are possible wetlands on the property, it would be up to the redeveloper to address that. Mayor Wahler states that anybody that has ever driven down there when it was owned by the bus company knows that it is probably the most dis-repaired properties in Piscataway Township, so if there is any way we as the Board can help a developer come in and have that site cleaned up it would be helpful.

In reference to EV charging stations, they will be fully operational at time of CO; Board agrees. Chairwoman Smith asks the Board if there are any further questions or comments; seeing none. Public portion open/closed.

**MOTION** was made by Rev. Henry Kenney to approve the Redevelopment Plan; 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.

Thomas Barlow states that a resolution was handed out to the Board for review in anticipation that the Board approved the redevelopment plan. Chairperson Smith calls for a vote to adopt the resolution.

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

- 11. 23-PB-22 JSM @ Centennial Piscataway, LLC  
Minor Subdivision  
Block 6703, Lot8; Zone: Redevelopment  
88 Centennial Avenue**

Applicant would like to subdivide property into two lots.

**DEVIATIONS REQUIRED:**

No deviations are required at this time.

**Action to be taken prior to January 10, 2024**

**Attorney: Irina Elgart**

Irina Elgart, Attorney, is here to represent the applicant. She states that they are here for a minor subdivision for 88 Centennial Avenue. They would like to subdivide into two lots. They have previously received minor subdivision approval in conjunction with their major site plan approval for the site on September 9, 2020; he application was 20-PB-04/05. It was for a Wawa which they anticipate will be on lot A and a hotel which will be on lot B. The entire site is about 5 acres. Lot A is going to be about 2.04 acres where lot B is going to be 2.95 acres for the hotel. They weren't able to perfect their minor subdivision in time because of the 190 day because they had the joint approval with the major site plan. They are in the resolution compliance stage with regards to their site plan so they are here asking for the same minor site plan to perfect it in time.

Ms. Elgart states that they are going to streamline the conditions that are just relevant to the subdivision so they can go and perfect it in time. Ron Aulenbach is here, he's the director of Edgewood Properties Planning & Engineering, to go over two of the review letters that were issue; he is sworn in. The first review letter is September 22, 2023 CME report, she would like to note some items that are not relevant to their subdivision. Mr. Aulenbach states that this is a minor subdivision that was previously approved by this Board and they are simply coming back this evening to seek re-approval to get it recorded in the timeframe. The subdivision is unchanged from the last approval in 2020.

Ms. Elgart states on page 7, CME report, there are no changes of the site plan. Mr. Aulenbach states that in respect to the setbacks, they left off the distance to the residential zones because it's a corner lot and not near, but they will revise and put the distances on. In reference to #4, they will provide deeds for Mr. Barlow to approve prior to filing them. Number 5, they will check with the tax assessor to check on the lot numbers. There is no affordable housing that will apply. Ms. Elgart states that they are going through resolution compliance for their site plan, it will not be part of the subdivision itself. Mr. Aulenbach states that for clarification, the only other outside agency approval is MCPB and they have secured final approval for subdivision from MCPB. They will provide that letter once received. In reference to the staff report dated September 22, 2023, they will comply with all conditions related to site plan and not to the subdivision, they will comply. Stormwater maintenance schedule, they will comply with that and the EV Charging stations.

Dawn Corcoran states that in regards to the easements, in workshop is was discussed that they were sent to the County. Ms. Elgart states that they were sent but have not be returned yet. They will send them once received. Public portion open/closed.

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

**13. DISCUSSION:** Ordinance Amending 88 Centennial Avenue Redevelopment Plan.

Mr. Barlow states that essentially this follows the subdivision of that the Board just granted. The ordinance that was adopted by the Council indicated that the hotel had to be built completely first before the Wawa could be built. The Council has passed an ordinance removing the sentence that states that the hotel must be constructed before the Wawa could be built. Because it's a land use ordinance, it must be sent to Planning Board for discussion and approval to make sure it is compliance with the Master Plan. The Wawa would like to go forward without being tied to the hotel. Mayor Wahler states that there are benchmarks in the developers agreement that must be maintained. Chairperson Smith asks if anyone has any comments or questions, none.

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

Thomas Barlow states that a resolution was handed out to the Board for review in anticipation that the Board approved the amendment to the prior redevelopment plan at 88 Centennial Avenue. Chairperson Smith calls for a vote to adopt the resolution.

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

**14. DISCUSSION:** 21-PB-22/23V, 100 Springfield Avenue, LLC. To Amend previously approved application.

Bob Smith, Attorney, is here to represent 100 Springfield Avenue. Mr. Smith states that in 2021 the Board approved a 20,000 square foot addition. At that time, they were going to use brick and masonry materials, architectural plans were provided. At this time, they would like to do the same plan but use brick concrete panels. Nothing will change except they would like to substitute the materials. The material was not a major discussion item, but they felt that they should come back to the Board and make sure they have no objections. The panels will be painted to match the existing structure.

Their architect, Mr. Blake is sworn in. He shares his screen with the Board and shows the new plan showing the revised addition. They will be painting the precast panels the same color as the darker brown shade on the building. The main reason for the change is that no one is building masonry buildings, panels are being used. The addition is in the back of the building and backs up to another industrial building. The addition in the back was originally designed to match the building, but from a constructability point, the panels just make more sense in reference to time.

Mr. Barlow brings up landscaping and colors, the applicant agrees to work with Mr. Hinterstein in reference to landscaping. Mr. Smith believes a resolution is not needed, maybe just to inform

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the staff of the change by letter; Mr. Barlow agrees. Ms. Corcoran states that she agrees, the addition is behind the building and they agreed to work with the staff. Chairperson Smith asks the Board if they have any questions or comments, none. Public portion open/closed.

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

- 15. 23-PB-15/16V 30 Duke Road Transfer Warehouse, LLC**  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 4202, Lot 7; Zone: LI-5**  
**30 Duke Road**  
Applicant proposes a free standing sign and outdoor storage.

**VARIANCES REQUIRED:**

- 21-501** Required – 80 Foot front yard setback  
Proposed – 79.55 front yard setback (Canopy)
- 21-1203.4** Required – a free-standing sign shall not be located closer than 50 feet from the front yard property line  
Proposed – a free-standing sign located 10 feet from the front yard property line
- 21-1302.3** Required – outdoor storage shall meet all required setbacks for the zone (50 foot side yard setback)  
Proposed – outdoor storage located 15.9 feet from the side yard property line

\*Variances were previously granted under Application #21-PB-03/04V.

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

Bob Smith, Attorney, states that they are here only to change the signage approval from their previous application and for outdoor storage; they were approved back in 2021. They are asking for a 4 foot high sign of 24 square feet to be placed from the Duke Road right-of-way. They have three minor bulk variances. Front yard setback required is 80 and they have existing 79.55 feet from the canopy. Required free-standing sign shall not be located than 50 feet from the property line, they are proposing 10 feet. The last is outdoor storage where 50 feet is required in the zone, they are proposing 15.9 feet from the side yard property line.

Mr. Smith states that when they were approved in 2021, there was a canopy projection on the building shown at that time, it was not identified at a variance at that time. It is only a few inches into the front yard setback which is de minimus. In Mr. Hinerstein's report, he states that the placement is reasonable and the sign is modest. They do have a new tenant in the building, it is Carrier Enterprise North East. Part of the plan is to utilize outdoor storage, which is permitted, to store HVAC units which does require a setback variance. They have natural screening and there will be further screening with additional fencing.

First witness is Evan Gilbert, President of Carrier, is sworn in to testify. He has been with the company fifteen (15) years. They are a distributor of residential and commercial heating and air conditioning equipment. Mr. Smith states that in reference to Mr. Hinerstein's report, there are a few questions. Will the sign be double sided; yes. Will it be illuminated; yes, internally.

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Mr. Gilbert states that the outdoor area will store commercial HVAC equipment, specifically ones that will be stored on top of buildings like strip malls. No residential units will be outside. No repairs will be made outside on the units. They will agree to an 8' solid or slated fence for a buffer and also agree that they can't, units, be higher than twelve (12) feet.

Bryan Ehnes, PE, Bohler Engineering, is sworn in to testify; he is accepted. Mr. Ehnes shares his screen with the Board; it is the same plan that was submitted to the Board. The property is located at 30 Duke Road in the LI-5 zone and consists of a 78,410 square foot building. They are proposing a free standing sign that will be 10 feet off of the front yard property line. The sign is similar to the sign on 100 Circle Drive and is internally illuminated and double sided as mentioned. They are only proposing one free standing sign as to only one is permitted.

Mr. Ehnes states that the sign area is 24 square feet on each side where 150 square feet is allowed by code. The height above grade is four (4) feet where twenty (20) feet is allowed. They are significantly under the two requirements for area and height. They are only requesting the 10 foot setback where 50 feet is required. The second relief that they are requesting is a setback variance for the outdoor loading area where 50 feet is required and 15.9 feet is proposed. That area is in a already impervious concrete loading area that is not going to increase impervious. The area will be approximately 10,000 square feet to store HVAC and rooftop equipment. This is for storage only and there will be no repair or construction of any equipment on the property.

An eight (8) foot fence will be provided and privacy slats. Mr. Ehnes states that there is also additional screening from the adjacent property because of existing landscaping and vegetation that is already along the property line along the rear of the property. The height of stacking will not exceed twelve (12) feet as requested by the Board. The final relief is for the canopy that is 79.55 feet from the property line. There are no changes to the building, they are just requesting the formal relief of the existing canopy.

Mr. Ehnes states that there will be rolling/locking gate for security purposes. It is not mechanical, it can just roll one way to the other. Rev. Kenney asks if there will be a security guard or guard shack on the property; there will not be. They have security cameras and the gate. Chairperson Smith asks the Board if there are any other questions or comments; none. She opens it to the public; public closed.

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

Thomas Barlow states that a resolution was handed out to the Board for review in anticipation that the Board approved the application. Chairperson Smith calls for a vote to adopt the resolution.

**MOTION** was made by Carol Saunders to approve the resolution for 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.

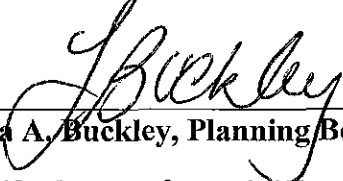
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16. **ADJOURNMENT: MOTION** made by Rev. Henry Kenney to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 8:49 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – OCTOBER 25, 2023 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING –NOVEMBER 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 October 11, 2023, same having been fully adopted by the Planning Board of Piscataway November 8, 2023.



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD