

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 8, 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.

James Kinneally, 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. 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, Dawn Corcoran, Rev. Henry Kenney, Alex Adkins and Chairperson Brenda Smith. **ABSENT:** Carol Saunders, E. Basheer Ahammed and Mike Foster

Also present: James Kinneally, 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 Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins and Chairperson Brenda Smith.

7. **CHANGES TO THE AGENDA:** # 11 on the agenda, **23-PB-20/21V**, Amneal Pharmaceuticals, LLC, Postponed to December 13, 2023-Must Notice
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON OCTOBER 11, 2023:**

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

MOTION was made by Dawn Corcoran to memorialize the resolution for JSM; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkins and Chairperson Brenda Smith.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 8, 2023.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF OCTOBER 11, 2023

MOTION was made by Dawn Corcoran to adopt the minutes; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkins and Chairperson Brenda Smith.

- 10. 23-PB-25 IDIL 1551 South Washington, LLC
Preliminary & Final Site Plan
Block 5301, Lots 14.04; Zone: Redevelopment
1551 South Washington Avenue
Applicant would like to construct a warehouse.**

DEVIATIONS REQUIRED:

No deviations are required at this time.

**Action to be taken prior to February 7, 2024
Attorney: Paul A. Conciatori**

Paul Conciatori, Attorney, is here to represent the applicant. Court stenographer present; transcripts are available in the Community Development office for review.

MOTION was made by Councilwoman Cahill to approve the application; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Alex Adkins, Rev. Kenney and Chairperson Brenda Smith.

- 12. 23-PB-26/27 River Road Estates, LLC
Preliminary Major Subdivision
Block 11901, Lot 22.15; Zone: Redevelopment
857 Hoes Lane West
Applicant would like to construct 14 single family homes.**

Front Yard Setback – Proposed Lot 22.22

Required – 40 foot front yard setback
Proposed – 30 foot front yard setback

- 21-619.1** Required – maximum fence height behind the front yard setback in a residential zone,
6 feet
Proposed – a fence 6 feet in height, located on a wall 16.51 feet in height for a total height of 22.51 feet (proposed lot 22.21)
Proposed – a fence 4 feet in height, located on a wall 10.72 feet in height for a total height of 14.72 feet (proposed lot 22.22)
Proposed – a fence 4 feet in height, located on a wall 8 feet in height for a total height of 12 feet (proposed lot 22.23)
Proposed – a fence 4 feet in height, located on a wall 7.5 feet in height for a total height of 11.5 feet (proposed lot 22.24)

**Action to be taken prior to February 7, 2024
Attorney: Tim Arch**

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 8, 2023.

Tim Arch, Attorney, is here to represent the applicant. Court stenographer present; transcripts are available in the Community Development office for review.

MOTION was made by Rev. Kenney to approve the application; seconded by Alex Adkins.

ROLL CALL: Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Alex Adkins, Rev. Kenney and Chairperson Brenda Smith.

13. Adoption of the resolution for 23-PB-26/27, River Road Estates, 857 Hoes Lane.

MOTION was made by Dawn Corcoran to memorialize the resolution for 23-PB-26/27; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Alex Adkins, Rev. Kenney and Chairperson Brenda Smith.

14. DISCUSSION: Adoption of the 2024 Planning Board Calendar. Chairperson Smith asks the Board if there is any issues or discussions with the 2024 calendar; seeing none, she calls for a vote.

MOTION was made by Rev. Henry Kenney to adopt the 2024 PB Calendar, seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Alex Adkins, Rev. Kenney and Chairperson Brenda Smith.

15. ADJOURNMENT: MOTION made by Rev. Henry Kenney to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 10:09 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 November 8, 2023, same having been fully adopted by the Planning Board of Piscataway December 13, 2023.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD