

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

7. **CHANGES TO THE AGENDA:** N/A
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON NOVEMBER 8, 2023:**

- (a) **23-PB-25** **IDIL 1551 South Washington, LLC**  
**Preliminary & Final Site Plan**  
**Block 5301, Lots 14.04; Zone: Redevelopment**  
**1551 South Washington Avenue**  
Approved.

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

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF NOVEMBER 8, 2023**

**MOTION** was made by Carol Saunders to memorialize the minutes from the November 8, 2023 meeting; seconded by Henry Kenney. **ROLL CALL:** Dawn Corcoran, Alex Adkins, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

**10. DISCUSSION:** One (1) year Extension of time for L'Oreal, Block 4701, Lot 3.03 to construct their water reclamation project. Application 19-PB-36/37V; Francis Linnus, Esq.

Francis Linnus, Attorney, is here to represent the applicant. Mr. Linnus states that they need an extension to construct their water reclamation project. They have been working on it, but they are waiting for Corporate to agree and move forward. Chairperson Smith asks the Board if there are any questions, none. Public portion open/closed.

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

**11. DISCUSSION:** Extension of time, sixty (60) days for KD Capital to perfect their minor subdivision; Application 22-PB-27/38V, 164 Fisher Avenue, Block 11207, Lot 8.01; Anand Dash, Esq.

Anand Dash, Attorney, is here to represent the applicant. Mr. Dash states that they are close to perfecting the minor subdivision but just need a little more time, only 60 days. Public portion open/closed.

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

**12. DISCUSSION:** Extension of Time, 1023 River Road, Nathan Yates. Application 20-PB-06 for Minor Subdivision. Applicant would like an additional 90 day extension to perfect; Arthur Usvyat, Attorney.

Arthur Usvyat, Attorney, is here to represent the applicant. Mr. Usvyat states that they also need an extension for their minor subdivision, 90 days. It is for 1023 River Road, Block 11701, Lot 4.19. They are in process but just need a little more time. Public portion open/closed.

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

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13. 23-PB-19 51 Holly Road Associates, LLC  
Final Major Subdivision  
Block 6904, Lot 6.01; Zone: R-10  
705 Plainfield Avenue  
Action to be taken prior to March 15, 2024  
Attorney: John Wiley

John Wiley, Attorney, is here to represent the applicant. Mr. Wiley states that they have complied with the resolution and preliminary approvals. Ms. Corcoran states that all paperwork for their final is in order. Public portion open/closed.

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

14. 23-PB-13/14V 10 Marion Court Trust  
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.

**VARIANCES REQUIRED:**

***Proposed Lot 6.03***

- 21-501** Required – 40 foot front yard setback  
Proposed – 39.4 foot front yard setback (existing)
- Required – 10 foot side yard setback  
Proposed – 9.5 foot side yard setback (existing)

- 21-613** Required – 100 foot lot frontage  
Proposed – 66.67 foot lot frontage (existing)

***Proposed Lot 5***

**21-3b.Accessory Building**

- Required – an accessory building should not exceed 25 feet by 25 feet or 625 square feet  
Proposed – an accessory building 37 feet by 27 feet or 999 square feet (existing)
- 21-501** Required – maximum height of an accessory structure 18 feet  
Proposed – an accessory structure 21 feet in height (existing)

\*The subdivision application makes reference to a “future pool house with guest quarters.” This is not a permitted use and should it be proposed, a use variance will be required.

**Action to be taken prior to January 11, 2024**  
**Attorney: Peter Vazquez**

Peter Vazquez, Attorney, is here to represent the applicant. Mr. Vazquez states that the property, located at 613 Hoes Lane West, was subdivided and approved a long time ago. There are three variances for 10 Marion Court and two for 613 Hoes Lane West. On Marion Court, there is a 40 foot front yard setback requirement, where 39.4 feet is existing. There is a 10 foot side yard

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setback required where 9.5 feet is existing. The third is for lot frontage where 100 feet is required. The house hasn't been changed and these are minor items that are off of where they should be, all minor issues. On 613 Hoes Lane West there is a detached garage and the footprint is 27 x 37 feet where 25 x 25 feet is maximum as per the zoning ordinance.

Nicholas Graviano, PP, is sworn in to testify and is accepted by the Board. Mr. Graviano states that he visited the site on two separate occasions and the applicant is seeking a minor subdivision. All variances that they are requesting are existing conditions. There are two single family homes on the two properties and they would just like to obtain 15,000 square feet from 613 Hoes Lane West. There is an inground pool that is fenced in and they agree to all fencing codes. Ms. Corcoran states that the garage/shed can't be turned into a pool house; applicant agrees.

Billy Keenan, owner of 613 Hoes Lane West, states that the garage is for storage only. Pictures are shared with the Board showing it is unfinished and storage only, no plumbing, electric only for lights. He is willing to do a deed restriction stating that the garage will not be converted into living space. Chairperson Smith asks the Board if there are any further questions, none. Public portion open/closed.

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

- 15. 23-PB-20/21V Amneal Pharmaceuticals, LLC  
Preliminary & Final Site Plan, Bulk Variances  
Block 4601, Lots 7 & 8; Zone: LI-5  
1 New England Avenue  
Applicant would like to add parking.**

**VARIANCES REQUIRED:**

**21-1101.3** Required – automobile parking spaces, all passageways and driveways must be paved with a hard surface  
Proposed – gravel parking areas and gravel driveways

**21-1102** Required – 332 parking spaces  
Proposed – 203 parking spaces

\*The applicant must comply with the Statewide EVSE requirements.

**Action to be taken prior to December 22, 2023  
Attorney: Corey Klein**

Corey Klein, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

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

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- 16. 23-PB-28                      Laksmi Sundarrajan & Sakthivel Pichaimani**  
**Minor Subdivision**  
**Block 8601, Lots 25.04 & 25.05; Zone: R-10**  
**8 & 10 Brotherhood Street**  
Applicant would like to amend approval to allow a shared driveway until the roadway is able to be opened.

**VARIANCES REQUIRED:**

No variances are required at this time.

\*Variances were previously granted under Application #21-PB-32/33V.

**Action to be taken prior to February 21, 2024**

**Attorney: Tim Arch**

Tim Arch, Attorney, is here to represent the applicants. Mr. Arch states that they were previously approved for a minor subdivision in 2021. There is a moratorium on the road until 2029 which they understand. What the applicants would like to do is have a shared driveway and utilities until the road is able to be opened. They are brothers and both plan on living on the two lots. They will agree that as soon as the moratorium is up, they will split the driveway and the utilities as needed.

In reference to Mr. Hinterstein's report and the CME report, they will comply. Mr. Arch also agrees to a developers agreement if that is what the Board would like. Chairperson Smith asks the Board if they have any further questions, none. Public portion open/closed.

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

- 17. DISCUSSION:** Extension of Time, 149 Stratton Street, Grand Home Investments. Application 22-PB-22/23V for Minor Subdivision. Applicant would like an additional 190 day extension to perfect; Tim Arch, Attorney.

Tim Arch, Attorney, is here to represent the applicant. They are getting close to the time in which they need to perfect the subdivision, they are asking for 190 days to perfect. Public portion open/closed.

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

- 18. DISCUSSION:** Ordinance to Amend & Supplement Chapter XX, Land Subdivision, Chapter XXI, Zoning and Chapter XXIV, Site Plan Review; Fiber Optic Conduits.

Dawn Corcoran states that this is an amendment to the various ordinances requiring the installation of fiber optic conduits.

**MOTION** was made by Rev. Henry Kenney to approve the amendment in reference to fiber optic conduits; seconded by Carol Saunders. **ROLL CALL:** Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

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

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

19. **DISCUSSION:** Ordinance Supplementing Chapter XXI, Zoning of the Revised General Ordinances of Piscataway. Chapter XXI, Zoning 21-3, Make-Ready Parking Spaces.

**MOTION** was made by Rev. Henry Kenney to approve the application; seconded by Carol Saunders. **ROLL CALL:** 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. Chairperson Smith calls for a vote to adopt the resolution.

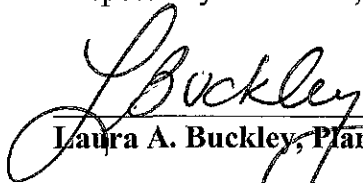
**MOTION** was made by Carol Saunders to approve the resolution for the amendment; seconded by Mike Foster. **ROLL CALL:** Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Kenney, E. Basher Ahammed, Mike Foster and Chairperson Brenda Smith.

20. **ADJOURNMENT: MOTION** made by Rev. Henry Kenney to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 9:18 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – DECEMBER 20, 2023 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING & REORGANIZATION MEETING  
JANUARY 10, 2024 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 December 13, 2023, same having been fully adopted by the Planning Board of Piscataway January 10, 2024.



**CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD**