

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 10, 2024.**

The Regular Meeting of the Piscataway Planning Board was called to order at 7:36 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, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkins, Carol Saunders, E. Basheer Ahammed and Chairperson Brenda Smith. **ABSENT:** Michael Foster

**Also present:** Thomas Barlow, Esq., Ron Reinertsen, CME 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 Reinersten

**6. CHANGES TO THE AGENDA:** Mr. Barlow states that #12 on the agenda, 21-PB-31 M & M @Hoes Lane Phase II, LLC, has been Postponed to February 14, 2024.

**7. DULY AUDITED BILLS TO BE PAID**

**MOTION** was made by Rev. Henry Kenney to pay the bills; seconded by Dawn Corcoran.

**ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

**8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON DECEMBER 13, 2023:**

- (a) 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.; Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 19-PB-36, extension of time; seconded by Dawn Corcoran. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

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- (b) 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.; Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 22-PB-27, extension of time; seconded by Alex Adkins. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

- (c) 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; Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 20-PB-06, extension of time; seconded by Henry Kenney. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

- (d) **23-PB-19**                    **51 Holly Road Associates, LLC**  
   **Final Major Subdivision**  
   **Block 6904, Lot 6.01; Zone: R-10**  
   **705 Plainfield Avenue**  
   Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 23-PB-19; seconded by Dawn Corcoran. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

- (e) **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**  
   Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 23-PB-13/14V; seconded by Henry Kenney. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

- (f) **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**  
   Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 23-PB-13/14V; seconded by Henry Kenney. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

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- (g) **23-PB-28**                      **Laksmi Sundarrajan & Sakthivel Pichaimani**  
**Minor Subdivision**  
**Block 8601, Lots 25.04 & 25.05; Zone: R-10**  
**8 & 10 Brotherhood Street**  
Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 23-PB-28; seconded by Alex Adkins. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

- (h) 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; Approved.

**MOTION** was made by Carol Saunders to memorialize the resolution for 22-PB-22/23V; seconded by Henry Kenney. **ROLL CALL:** Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahamed and Chairperson Smith.

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF DEC. 13, 2023**

**MOTION** was made by Councilwoman Cahill to memorialize the minutes from the Dec. 7th meeting; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

**10. DISCUSSION: IPT, 40 Kingsbridge Road, 22-PB-08; Block 6702, Lot 6.02. Application is requesting to modify and increase the office space. Donna Jennings, Esq.**

Jason Cherchia, Esq. is here for the amendment. Mr. Cherchia states that the Board granted preliminary and final approval in August of 2022 for a 100,000 square foot warehouse and 5,000 square feet of office space divided into two spaces equally. They came to the Board in August of 2023 to amend the office space for one office, but keep the 5,000 square feet. They now have a possible tenant and would like to ask the Board for 6,700 square feet of office space. They only need at this time 6,154.92 square feet, but would like to request the 6,700 for any future tenant modifications.

Mr. Cherchia states that in reference to the parking, they are adding four (4) EV Charging stations so they will have credit for parking. They would also like to amend a cross walk and fence adjustment on the property. None of the modifications will change the building footprint, impervious coverage and no variances will be required. Thomas Barlow states that they are here for a minor amendment to their prior approval, slight change in parking but they will put in four (4) EV parking spaces. As per Mr. Hinterstein’s report, he would like the 4’6” high fence to be 5 feet as required around the detention basin; applicant agreed.

Ms. Corcoran states that there was also some new striping required by the Engineering Department and the applicant has also agreed with that. There are no further questions from the Board.

**MOTION** was made by Henry Kenney memorialize the approve the modification; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.



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11. **DISUCSSION: Ordinance to Amend & Supplement the revised general ordinances of the Township of Piscataway; Chapter XXI (21), Zoning. Extension; single family dwelling on a non-conforming lot.**

Dawn Corcoran states that this is an amendment to the ordinance. This would be for single family homes only on non-conforming lots. Residents would be able to add an addition, shed, etc. on a non-

conforming lot without having to apply for a variance; for existing homes. Chairman Smith asks the Board if there are any questions, seeing none, she calls for a vote.

**MOTION** was made by Dawn Corcoran memorialize the approve the revision of the ordinance; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

Thomas Barlow states that there has been a resolution drawn for this ordinance revision. Chairperson Smith calls for a vote for the adoption of the resolution.

**MOTION** was made by Carol Saunders memorialize the approve the resolution for the revision of the ordinance; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

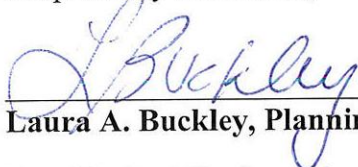
12. **21-PB-31 M & M @Hoes Lane Phase II, LLC-Postponed to February 14, 2024  
General Development Plan  
Block 7401, Lot 2 & Block 6201, Lot 6.02; Zone: TC  
444 Hoes Lane  
Attorney: Irina B. Elgart**

13. **ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 8:25 P.M.

**NEXT SITE PLAN WORKSHOP MEETING – JANUARY 24, 2024 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 14, 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 January 10, 2024, same having been fully adopted by the Planning Board of Piscataway February 14, 2024.



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD