

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON MAY 8, 2024.**

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

**Also present:** Thomas Barlow, Esq. 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 Reintertsen
6. **CHANGES TO THE AGENDA: See Below**
7. **DULY AUDITED BILLS TO BE PAID**

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

**ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Mike Foster, Henry Kenney, Alex Adkins, and Chairperson Smith.

8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON APRIL 10, 2024: NONE**
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF APRIL 10, 2024**

**MOTION** was made by Henry Kenney to memorialize the minutes from the March 13, 2024 meeting; seconded by Alex Adkins. **ROLL CALL:** Mayor Wahler, Alex Adkins, Dawn Corcoran, Rev. Kenney, Mike Foster and Chairperson Smith voted yes on the motion.

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10. **DISCUSSION:** To discuss whether the property designated as Block 3702, Lot 2, shown on page 37 of the current Piscataway Township Tax Map, and commonly being known as 2 Hancock Road, meets the criteria to be determined as a non-condemnation area in need of redevelopment. \*Please note that previously the Piscataway Township Planning Board reviewed whether certain adjoining property, designated as Block 3702, Lot 1.02 and commonly known as 10 Normandy Drive met the criteria to be determined as a non-condemnation area in need of redevelopment. \***POSTPONED UNTIL JUNE 12, 2024**
  
11. **DISCUSSION:** Addendum to the Redevelopment Plan for Block 1701, 2.03; known as 4100 New Brunswick Avenue. Prepared by 4Site Planning, dated April 17, 2024. \***POSTPONED UNTIL JUNE 12, 2024**
  
12. **DISCUSSION:** To authorize 4Site Planning to amend the Redevelopment Plan for Block 9201, Lots 46.20; Rivendell Meadows. Previous Redevelopment Plan was dated March 6, 2017. \***POSTPONED UNTIL JUNE 12, 2024**
  
13. **23-PB-11/12V DS 1525 Washington, LLC**  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 5301, Lot 15.01; Zone: LI-5**  
**1525 South Washington Avenue**  
Applicant would like to use existing building for warehouse and related site improvements; free standing sign.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 215,000 square feet  
Proposed – lot area 143,080 square feet (existing)
- Required – 300 foot lot width  
Proposed – 179.8 foot lot width (existing)
- Required – 50 foot side yard setback  
Proposed – 20.3 foot side yard setback
- 21-613** Required – 300 foot lot frontage  
Proposed – 179.8 foot lot frontage (existing)
- 21-619.2** Required – in any industrial district, no wall or fence located behind the front yard setback line shall exceed 8 feet in height  
Proposed – a 4 foot fence on top of a wall 5 feet in height for a total height of 9 feet
- 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 25.4 feet from the front yard property line

**Action to be taken prior to April 5, 2024**

**Attorney: Tim Arch**

Daven Persuad, 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 memorialize the approve application; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Basheer Ahamed and Chairperson Smith voted yes on the motion.

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- 14. 24-PB-01 Kashiv Biosciences, LLC  
Preliminary & Final Site Plan  
Block 4601, Lot 5; Zone: LI-5  
20 New England Avenue  
Applicant would like to construct two additions.**

**VARIANCES REQUIRED:**

- 21-1203.4** Required - a free-standing sign shall not be erected closer than 50 feet from the right-of-way line of a public street  
Proposed – a free-standing sign located 6 feet from the right-of-way line (existing)

\*A variance was previously granted by the Zoning Board of Adjustment on 7/27/1983 for the location of the free-standing sign.

\*\*There is existing parking located over the sanitary sewer easement. This parking was shown on the approved site plan drawings from the 82-PB-21 and 83-PB-60 approvals.

**Action to be taken prior to June 27, 2024  
Attorney: Christopher Erd**

Christopher Erd, 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 memorialize the approve application; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Basheer Ahamed and Chairperson Smith voted yes on the motion.

- 15. 23-PB-23/24V Spark Car Wash, LLC  
Preliminary & Final Site Plan, Bulk Variance  
Block 5401, Lots 5 & 8.01; Zone: GB  
1038 Stelton Road  
Applicant would like to construct a car wash.**

**VARIANCES REQUIRED:**

- 21-501** Required – 60 foot front yard setback for an accessory structure  
Proposed – 40.4 foot front yard setback for an accessory structure (vacuum)

- 21-1202.2** Required – one façade sign, located on the front of the building  
Proposed – four façade signs  
  
Required – a façade sign shall not exceed an area equal to 10% of the front wall area of the building (88.9 square feet)  
Proposed – façade sign area consisting of a total of 144.9 square feet (16.3%)

- 21-1202.3** Required – a free-standing sign shall not exceed 32 square feet in area  
Proposed – a free-standing sign 71.38 square feet in area  
  
Required – a free-standing sign shall not be located within 25 feet of any street line  
Proposed – a free-standing sign located 5.8 feet from the street line

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- 21-1207.5-1** Required – all signs under 10 square feet must be set back a minimum of 10 feet from the property line  
Proposed – a directional sign located 0 feet from the side yard property line

**Action to be taken prior to April 5, 2024**  
**Attorney: Jeffrey Chang**

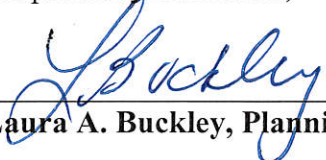
Jeffrey Chang, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office. Application will be continued to June 12, 2024 with no further notice required by the applicant.

16. **ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 10:12 P.M.

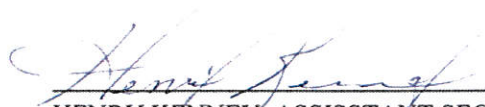
**NEXT SITE PLAN WORKSHOP MEETING – MAY 22, 2024 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING – JUNE 12, 2024 AT 7:30 P.M.**

Respectfully Submitted,

  
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Laura A. Buckley, Planning Board Clerk

I certify that the foregoing is a true and correct copy of the Minutes of the Regular Meeting of May 8, 2024, same having been fully adopted by the Planning Board of Piscataway June 12, 2024.

  
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HENRY KENNEY, ASSISTANT SECRETARY  
PISCATAWAY PLANNING BOARD