

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 12, 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, E. Basheer Ahammed, Mike Foster and Chairperson Brenda Smith. **ABSENT:** 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: #21-PB-31, M & M @Hoes Lane Phase II, LLC; GDP. Postponed until July 10, 2024-No further notice required.**
- 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 MAY 8, 2024:**

- (a) **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
Approved.**

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MOTION was made by Henry Kenney to memorialize the resolution for DS 1525 Washington, LLC; seconded by Mike Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

- (b) **24-PB-01** **Kashiv Biosciences, LLC**
 Preliminary & Final Site Plan
 Block 4601, Lot 5; Zone: LI-5
 20 New England Avenue
 Approved.

MOTION was made by Brenda Smith to memorialize the resolution for Kashiv Biosciences; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF MAY 8, 2024

MOTION was made by Dawn Corcoran to memorialize the minutes from the May 8, 2024 meeting; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

- 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.

James Clarkin, 4Site Planning, is sworn in to testify. Mr. Clarkin states that this property is located on Normandy Drive and Hancock Road. Mr. Clarkin shares his screen with the Board; page 5. The property is located in the western area of the Township and borders the Borough of Middlesex and the Borough of Bound Brook. It is located in the R-10, residential zone. On the property today is a two story, two family home with a shed and fence. Lot size is .3 acres and the home is 2100 square feet in size. The Zoning Board approved the use of a two family home in 2004. The house itself is not in terrible conditions, just some wear and tear.

Mr. Clarkin states that the lot is adjacent to 10 Normandy Drive, which the Board and Council deemed it an area in need of redevelopment. There are no environmental issues or wetland concerns on the property. Surrounding uses are industrial and commercial with some residential homes. From a Master Plan prospective, vacant developable land is diminishing in the Township so older sections of the Township are more primed for redevelopment. This property was originally developed in 1914.

Mr. Clarkin shows the Board pictures of the property and the house. Section 6 of the report, Necessary Inclusion, is his basis of this property being an area in need of redevelopment. There are no obvious

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signs of dilapidation but he believes this property falls under this: “A redevelopment area may include lands, buildings or improvements, which themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.” Mr. Clarkin states that he believes that this lot should be an inclusion since 10 Normandy Drive’s site plan that was approved, required a number of landscape and buffering both along Normandy Drive and Hancock Road. The inclusion of this lot will enhance the buffering requirements.

Another benefit is stormwater drainage. When they were in front of the Board they had to build a retaining wall in order to catch the stormwater in a specific way. If this lot is included, the retaining wall will not be needed since it will along for a more natural grading and percolation of rainwater into the ground. A third benefit is that they need a driveway to access the site from Normandy Drive; adding this lot will give better site. He believes this site is necessary as part of the redevelopment area with 10 Normandy Drive.

Chairperson Smith asks the Board if they have any questions or comments. Councilwoman Cahill asks who owns the property. Mr. Clarkin states that he believes it’s under contract to be sold. The home is being rented out and not owner occupied. She would like to know if the tenants are aware that the property is being sold. Mayor Wahler states that the sale of the property has gone through; the tenants will have to abide by the lease. Chairperson Smith opens it to public, seeing none, public is closed.

MOTION was made by Dawn Corcoran to approve that the property be designated as a non-condemnation area in need of redevelopment; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

MOTION was made by Councilwoman Cahill to memorialize the resolution 2 Hancock Road; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

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.

James Clarkin, 4Site Planning, is sworn in to testify. He states that back in 2002 it was studied as an area of redevelopment and went in front of the Planning Board and Council at that time as was adopted as an area in need of redevelopment. Since that time, no redevelopment has taken place on the subject property and the tenant that occupies that property today is still in operation. The issue at hand is that existing operator needs to fix something or make a change to their operations, would need a ton of variances since the redevelopment is in place.

Mr. Clarkin states that this property is in the M-5 zone and no longer applies, the redevelopment plan supersedes it. They would like to keep the intent of the redevelopment plan intact, and not harm it in anyway, they would like to change it to an underlying zone. It would be that the M-5 would be the underlying and the redevelopment plan would on top of that. The current business that is there, which is Transpackers, can continue indefinitely since there is no time table to implement the redevelopment plan. Chairperson Smith opens it to the public/none. No further questions from the Board.

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MOTION was made by Councilwoman Cahill to approve addendum to 4100 New Brunswick Avenue; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

MOTION was made by Councilwoman Cahill to memorialize the resolution for 4100 New Brunswick Avenue; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

12. **DISCUSSION:** To authorize 4Site Planning to amend the Redevelopment Plan for Block 9201, Lot 46.20; Rivendell Meadows. Previous Redevelopment Plan was dated March 6, 2017.

Thomas Barlow, Esq. states that this is a discussion to authorize 4Site planning to amend a previously approved redevelopment plan for Block 9201, Lot 46.20, Rivendell Meadows. It has been requested that the Board look into retaining Mr. Clarkin to amend the redevelopment plan. There are no questions from the Planning Board.

MOTION was made by Dawn Corcoran to approve discussion for amendment to Rivendell Meadows; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

MOTION was made by Henry Kenney to memorialize the resolution Rivendell Meadows; seconded by Mike Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Mike Foster and Chairperson Smith voted yes on the motion.

13. **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.

MOTION was made by Dawn Corcoran memorialize the approve application; seconded by Mike Foster.
ROLL CALL: Mayor Wahler, Dawn Corcoran, Rev. Kenney, Alex Adkins, Basheer Ahamed and Chairperson Smith voted yes on the motion. **No on the Motion:** Councilwoman Cahill.

- 15. ADJOURNMENT: MOTION** made by Councilwoman Chaill to adjourn; seconded by Ms. Corcoran; All in favor. The meeting was adjourned at 9:23 P.M.

NEXT SITE PLAN WORKSHOP MEETING – JUNE 26, 2024 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – JULY 10, 2024 AT 7:30 P.M.

Respectfully Submitted,



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 June 12, 2024, same having been fully adopted by the Planning Board of Piscataway July 10, 2024.



Assistant Secretary, PB