

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JULY 10, 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, Dawn Corcoran, Rev. Henry Kenney, Alex Adkins, E. Basheer Ahammed and Chairperson Brenda Smith. **ABSENT:** Carol Saunders, Councilwoman Gabby Cahill and Mike Foster.

Also present: Thomas Barlow, Esq., Malvik Apte, 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: Malvika Apte, PP

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 JUNE 12, 2024:

- (a) **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
Approved.**

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

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JUNE 12, 2024

MOTION was made by Henry Kenney to memorialize the minutes from the June 12, 2024 meeting; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

**10. 21-PB-31 M & M @Hoes Lane Phase II, LLC
General Development Plan (GDP)
Block 7401, Lot 2 & Block 6201, Lot 6.02; Zone: TC
444 Hoes Lane**

**Action to be taken prior to May 18, 2024
Attorney: Irina B. Elgart**

Irina Elgart, Attorney, is here to represent the application. Court stenographer present; transcripts are on file in the Community Development Office. Application will be continued on August 14, 2024 with no further notice required.

11. DISUCSSION: To authorize 4Site Planning to determine whether Block 201, Lot 1.01 and Block 202, Lot 42.02 needs to have a study as an area in need of redevelopment.

Thomas Barlow, Esq., states that the discussion item is to only authorize 4Site Planning to do a study to see if the area at 1776 & 1791 South 2nd Avenue could be deemed as an area in need of redevelopment. Mayor Wahler states that the property needs to be cleaned up, there is a lot of illegal dumping that happens on this property.

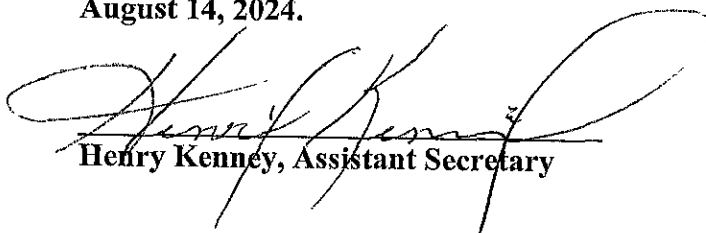
12. ADJOURNMENT: MOTION made by Dawn Corcoran to adjourn; seconded by Alex Adkins; All in favor. The meeting was adjourned at 9:10 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING JULY 24, 2024 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – AUGUST 14, 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 July 10, 2024, same having been fully adopted by the Planning Board of Piscataway August 14, 2024.


Henry Kenney, Assistant Secretary