

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON AUGUST 14, 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, and Chairperson Brenda Smith. **ABSENT:** Alex Adkins, E. Bahseer Ahammed, Mike Foster and Carol Saunders.

Also present: Thomas Barlow, Esq., Malvika 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, James Clarkin, IV

6. CHANGES TO THE AGENDA: #17, 24-PB-02/12V, Dini Communications, Inc.- Postponed to 9-11-2024-Must re-notice. #18, 24-PB-08/09V, LRN Properties, LLC- POSTPONED TO 9-11-2024; 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, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JULY 10, 2024: NONE

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JULY 10, 2024

MOTION was made by Henry Kenney to memorialize the minutes from the July 10, 2024 meeting; seconded by Alex Adkins. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

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10. **DISCUSSION:** To discuss whether the property designated as Block 201, Lot 1.01 and Block 202, Lot 42.02, shown on page 2 on the Piscataway Township Tax Map, being commonly known as 1776 & 1791 South 2nd Avenue, meets the criteria to be determined as a non-condemnation area in need of redevelopment.

James F. Clarkin, IV, from 4Site Planning is sworn in to testify. Mr. Clarkin states that the area has two lots, Block 202, Lot 42.02 and Block 201, Lot 1.01 and 180 linear feet of South Second Street. The property is located in the northern part of the Township near the Borough of Dunellen. Both of these parcels are at the dead end of the street on South Second Street. From a zoning perspective, lot 1.01 is in an M-1 zone and lot 42.02 is in within the light industrial zoning district.

Mr. Clarkin states that the property is in total 14.5 acres. Block 201, lot 1.01 is only 1.65 acres in size and this is closer to the railroad tracks. This area can be accurately described as an outdoor storage area for vehicles and equipment. Based on the review of the construction and zoning records, it does not appear to ever have an approved use. Looking at historical aerials, it's always been some sort of parking or storage lot over the years. No improvements of any kind have been found. There was one Police record for criminal mischief from this year, but besides that, there are no significant reports for the property.

Across the street is the larger lot, lot 42.02. It is 12.7 acres in size and has three (3) large structures standing on the lot. He will refer to them as the western, the middle and the eastern structures. The western structure is a two-story building with loading docks and it actually straddles of Piscataway Township and Dunellen. In April 2023 a study from Dunellen's Planning experts saying they found this structure on the Dunellen side to be in need of redevelopment.. The middle structure is an operating 1 1.5 story warehouse with some loading spaces and some improper outdoor storage and other storage. The eastern structure is another warehouse similar to the middle structure.

There are a lot of Police records on file for this property. There is a lot of illegal dumping and garbage on the property, theft. Mr. Clarkin shares his screen and shows the pictures of the site. NJDEP records were researched. There is a stream that runs through the bottom portion of the study area. If redevelopment moves forward, either that portion will not be developed or they can work with DEP if they need to develop that portion. There has been four (4) clean up areas on the site. Redevelopment would be good for this area as far as the environmental concerns.

Mr. Clarkin states that it is near Front Street in Dunellen which has a mix of commercial and industrial, but then also south and west, there are residential neighbors. Judging by the age of the area, it is an older area of the Township so this would fit in the 2005 Master Plan.

He shows the photos and describes them. Dilapidation, water pooling, outside garbage and storage. There are some storage trailers that may not be allowed to be there. In the rear of the property is seems like some type of auto storage is there, either auto shipping or damages vehicles and is not a permitted use for the zone. There could be hazardous materials leaking from the vehicles, oil, antifreeze, etc. The western structure has clear signs of abandonment, broken glass, windows, garbage, etc. The brick near the loading docks are not in good shape.

Under the A, B and D criteria, Mr. Clarkin feels that this area in in need of redevelopment as per his research. Mayor Wahler states that the site needs to be cleaned up, there has been illegal dumping there for many years. Public portion open/closed

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MOTION was made by Dawn Corcoran to approve the AINOR Study; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

Thomas Barlow, Esq., states that in anticipation of the AINOR Study being approved, there is a resolution to be adopted if the Board would like to do that.

MOTION was made by Rev. Henry Kenney to approve the resolution for the AINOR Study; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

11. **DISCUSSION:** Amended Redevelopment plan for Block 9201, Lot 46.20; also known as Rivendell Terrace, Zanzalari Way.

James F. Clarkin, IV, from 4Site Planning is reminded that he is still under oath. Mr. Clarkin states that this addendum is for the recreational facilities on the property. On page three (3) of the redevelopment plan from 2017, it states that there is a club house building, community pool, tot-lot, fitness trail and open space areas as recreational facilities. All of that has been built and is successful. What the proposed redevelopers would like to do it add to those recreational facilities. They would like to add two (2) pickle-ball courts, a tennis court and a half basketball court in addition to those facilities already built.

They feel that these amenities would be relevant to today's public and think the children and residents would development would benefit from such an amendment. What was originally approved for that area of the development plan were detached garage structures, they have some built and feel they are not needed; doesn't cause any parking variances. Chairperson Smith asks if the Board has any questions, seeing none, she opens to the public, public closed.

MOTION was made by Henry Kenney to approve the amended redevelopment plan; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

Thomas Barlow, Esq., states that in anticipation of the AINOR Study being approved, there is a resolution to be adopted if the Board would like to do that.

MOTION was made by Rev. Henry Kenney to approve the resolution for the AINOR Study; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

12. **24-PB-15** **River Road Estates, LLC**
Final Major Subdivision
Block 11901, Lot 22.15
857 Hoes Lane
Applicant is before the Board for Final Site Plan.
Attorney: Tim Arch

Tim Arch, Attorney, is here to represent the applicant. Mr. Arch states that all conditions of the preliminary approval have been met. Ms. Corcoran states that they have met all conditions. No questions or comments from the Board. Public portion open/closed.

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MOTION was made by Henry Kenney to approve the application; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

13. 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 applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Dawn Corcoran to approve the amended redevelopment plan; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

14. 24-PB-04 AGI
Deviation
Blocks 3502, Lots 1.03; Zone: Redevelopment
150 Old New Brunswick Road
Applicant would like to install wall signs.

DEVIATIONS REQUIRED:

Signage

Required – two wall signs attached to a finished façade not to exceed a maximum of 150 square feet

Proposed – a total of four walls signs (2 existing signs; 2 logo/address signs) for a total square footage of 365.13 square feet

Action to be taken prior to September 12, 2024
Attorney: John Rentschler

John Rentschler, Attorney, is here to represent the applicant. Mr. Rentschler states that they are here for the next three applications for deviations for the logo signs on the buildings. Madison Hedrick, 2820 Virginia Beach, VA, is sworn in to testify. Ms. Hedrick states that they use these address logos for the drivers to find the buildings from a distance. Prologics have them on all of their buildings globally. It is for safety for the drivers to see the building.

Mr. Rentschler states that they are asking for deviations for two additional sign logos on the buildings. They are also seeking a deviation from the development plan where the maximum signage is 150 square feet and the signs only 18 square feet over. Ron Reinertsen asks if the signs will help someone see the buildings. Ms. Hedrick states that yes, they are in the front of the building. Public portion open/closed.

Allison Coffin, PP, is sworn in to testify. She is accepted by the Board. The property has frontages on Old New Brunswick Road and Roma Boulevard, backing up to the railroad. She states that it can be granted under the C-2 standards. It is for two additional building signs for the logo. No further questions or comments from the Board.

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MOTION was made by Councilwoman Cahill to approve the amended redevelopment plan; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

15. **24-PB-05** **AGI**
 Deviation
 Blocks 3502, Lots 6.02; Zone: Redevelopment
 1570 S Washington Avenue
 Applicant would like to install wall signs.

DEVIATIONS REQUIRED:

Signage

- Required – two wall signs attached to a finished facade
- Proposed – a total of four logo/address walls signs

Action to be taken prior to September 12, 2024
Attorney: John Rentschler

John Rentschler, Attorney, is here to represent the applicant. Mr. Rentschler states that the applicant is seeking to install 4 address logos on this warehouse building. Ms. Hedrick is told by Mr. Barlow that she is still under oath. Ms. Hedrick states that the address is 1570 South Washington Avenue, she shares her screen with the Board. All four signs are around 12 square feet each with the globes being 36 inches and the numbers being 15 inches. All four a placed for driver visibility to locate the buildings. There are four exhibits, A-1 through A-4; which are pictures of the proposed signs. No further questions.

Gabrielle Cahill asks if the sign proposals are all for existing numbers or are new? They are for the location of existing numbers. Allison Coffin, still under oath, states that it is a 21 acre site developed with a 216,000 square foot warehouse building. The signs can be granted under the C-2 variance. Mr. Reinertsen asks if they will exceed 150 square feet; they will not. Public portion open/closed.

MOTION was made by Councilwoman Cahill to approve the amended redevelopment plan; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

16. **24-PB-06** **AGI**
 Deviation
 Blocks 3502, Lots 6.06; Zone: Redevelopment
 600 Ridge Road
 Applicant would like to install wall signs.

DEVIATIONS REQUIRED:

Signage

- Required – one wall sign attached to each facade
- Proposed – a total of two walls signs on one façade (1 existing sign; 1 logo/address sign)

- Required – the top of the sign shall not be located higher than 35 feet above grade
- Proposed – the top of the sign located higher than 35 feet above grade *

*The applicant needs to provide the height being proposed.

Action to be taken prior to September 12, 2024
Attorney: John Rentschler

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John Rentschler, Attorney, is here to represent the applicant. Mr. Rentschler states that the applicant is seeking to install 2 address logos and also the maximum height of the signage can only be 35 feet above grade, one sign is 37 feet and the other is 38.1” above grade. They are seeking two deviations for this application, one for the number of signs and the second for the height.

Madison Hedrick, still under oath, states that each address sign is about 13.8 square feet, around 27 square feet of signage. She shares her screen with the Board showing the locations of the proposed signs.

MOTION was made by Councilwoman Cahill to approve the amended redevelopment plan; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

19. **DISCUSSION:** To authorize 4Site Planning to conduct an Area in Need of Redevelopment Study for Block 7305, Lot 19.01, 20 and 21. Also known as 5160 & 5170 Orchard Street and 450 Rivercrest Drive.

Thomas Barlow, Esq., states that the Board has been asked to authorize 4Site Planning to conduct an area in need of redevelopment study for 5160 & 5170 Orchard Street. If the Board approves it, it will then go to Council. There are no questions from the Board.

MOTION was made by Dawn Corcoran to authorize 4Site Planning; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

Mr. Barlow states that he has drawn up a resolution for the authorization. Chairperson Smith asks the Board for a vote for the resolution.

MOTION was made by Henry Kenney to approve the resolution to authorize 4Site Planning; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

15. **ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 9:25 P.M.

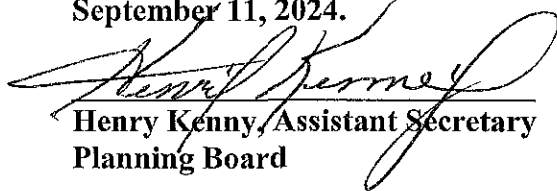
NEXT SITE PLAN WORKSHOP MEETING – AUGUST 28, 2024 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – SEPTEMBER 11, 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 August 14, 2024, same having been fully adopted by the Planning Board of Piscataway September 11, 2024.


Henry Kenney, Assistant Secretary
Planning Board