

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON OCTOBER 9, 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, Chairperson Brenda Smith, Alex Adkins, Mike Foster and Carol Saunders. **ABSENT:** E. Bahseer Ahammed.

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 Reinertsen, CME

6. CHANGES TO THE AGENDA: None

7. DULY AUDITED BILLS TO BE PAID

MOTION was made by Rev. Carol Saunders to pay the bills; seconded by Henry Kenney.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, Mike Foster, Carol Saunders, Alex Adkins sand Chairperson Smith.

8. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON SEPTEMBER 11, 2024:

- (a) Three (3) month extension of time for minor subdivision; Application 21-PB-40/41V. Block 8404, lot 2; also known as 9 Water Street; Kevin Morse, Esq.; **Approved.**

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

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9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF SEPTEMBER 11, 2024

MOTION was made by Henry Kenney to memorialize the minutes from the August 14, 2024 meeting; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, and Chairperson Smith.

**10. 24-PB-03 T-Mobile Northeast, LLC
Preliminary & Final Site Plan
Block 5301, Lot 14.04; Zone: LI-5
1551 South Washington Avenue**

Applicant would like to install wireless communications on new building.

DEVIATIONS REQUIRED:

No deviations are required at this time.

Action to be taken prior to November 15, 2024

Attorney: Edward Purcell

Edward Purcell, Attorney, is here to represent the applicant. There are here today to install antennas on a to-be-built warehouse; warehouse has been approved. The currently have a temporary approval on the property and this application is to make this permanent. First witness, Josh Cottrell, Engineer, is sworn in to testify and is accepted by the Board. Mr. Cottrell shares his screen with the Board and show the existing conditions on the property which is 10.18 acres in size. The height of the existing building, which will be removed, is 59.6 feet with access off of S. Washington Avenue.

He shows sheet SP-2 which is the proposal to install the tower and has a ground based equipment which goes right against the building. The equipment will be partially screened by a panel to match the building façade. The roof height will be 45.4 feet to 49 feet. First exhibit is marked A-1, photo locations which include 4 more photos (A-2 to A-5) with architectural renderings. There will be a 4 x 20 concrete pad and a 10 x 25 foot fence enclosure. There will also be a 6 foot high chain link fence and the landscaping will be done by the developer, not T-Mobile. A-6 is a color rendering of the site plan showing the equipment area in red.

Mr. Cottrell states that one (1) person will check on the equipment once every 4-6 weeks; they only need electric and fiber optics. There will be a generator for any power outages which is run once every two weeks for 30 minutes during work hours. There will be timers on the lights. No parking will be used except for the one person to check on 4-6 weeks. Once the building is demolished and reconstructed, T-Mobile will do their construction and demolish the temporary structure.

They will agree with CME Report and there are no additional variances. Ms. Corcoran states that under the redevelopment plan, it prohibits the 6 foot chain link fence to be powder-coated, must be just black. Ms. Corcoran states that the staff report makes reference to a timeframe. The applicant agrees to the staff report, 9, 10, 11 and 12 and are willing to make those changes to the plans as needed. If the changes are made, there are no additional variances. There was site remediation done on the site.

Ms. Corcoran states that item #3 in the staff report, do they more of a time frame. Mr. Purcell states that it is by the prior approval, once there is a CO they have 30 days to relocate on to the warehouse. In reference to item #6, could they submit the exhibit to the office if approved; Mr. Purcell agrees. Mr. Purcell states that he misspoke, it is actually 90 days, not 30 days.

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Daniel Czeck, Engineer, is sworn in and accepted by the Board. He discusses the FCC radio frequency on the site. All documents have been distributed to the Board for review. Tim Krank, Planner, is sworn in and accepted. He states that the application is completely conforming as per the redevelopment plan. Chairperson Smith asks the Board if they have any further questions or comments, none. Public portion open/closed.

MOTION was made by Dawn Corcoran to approve the application; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran, Henry Kenney, Mike Foster, Carol Saunders, Alex Adkins sand Chairperson Smith.

- 11. 24-PB-16/17V Greek Orthodox Community of New Brunswick, NJ
Preliminary Major Subdivision & Bulk Variances
Block 11904, Lot 31.01; Zone: R-15
57 Riverview Avenue
Applicant would like to subdivide property into four (4) lots.**

VARIANCES REQUIRED:

Proposed Lot A

- 21-501** Required – 40 foot front yard setback
Proposed – 20 foot front yard setback (existing)
Proposed – 11.5 foot front yards setback (steps) (existing)

Required – 8 foot side yard setback for an accessory structure
Proposed – 4.4 foot side yard setback for an accessory structure (garage)

- 21-614** Required – all residential subdivisions, new residential development and new single family dwellings shall be required to install two (2) four (4”) inch PVC conduit lines along all property frontages.
Proposed – no conduit

Proposed Lot B

- 21-501** Required – 40 foot front yard setback
Proposed – 34 foot front yard setback (steps)

- 21-614** Required – all residential subdivisions, new residential development and new single family dwellings shall be required to install two (2) four (4”) inch PVC conduit lines along all property frontages.
Proposed – no conduit

Proposed Lot C

- 21-501** Required – 40 foot front yard setback
Proposed – 34 foot front yard setback (steps)

- 21-614** Required – all residential subdivisions, new residential development and new single family dwellings shall be required to install two (2) four (4”) inch PVC conduit lines along all property frontages.
Proposed – no conduit

Proposed Lot D

- 21-501** Required – 40 foot front yard setback
Proposed – 39.5 foot front yard setback (steps)

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21-614 Required – all residential subdivisions, new residential development and new single family dwellings shall be required to install two (2) four (4”) inch PVC conduit lines along all property frontages.

Proposed – no conduit

*The porch/steps can only encroach 5 feet into the required setback line.

Action to be taken prior to December 31, 2024

Attorney: Kevin Morse

Kevin Morse, 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 application; seconded by Carol Saunders.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran, Henry Kenney, Mike Foster, Carol Saunders, Alex Adkins sand Chairperson Smith.

12. 24-PB-13 Clawson RP Owner Urban Renewal LLC

Preliminary & Final Site Plan

Block: 3401, Lots 12.02, 43.01, 47.01

Block: 3402, Lot 13

Block: 3403, Lots 1.01, 2.01, 5.01, 72.01

Block: 3404, Lots 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01, 71.01

Off Site: Block 3402, Lots 1.01, 5.01, 12.01

Zone: Redevelopment

33 Clawson Avenue

Applicant would like to utilize property for a truck facility.

DEVIATIONS REQUIRED:

No deviations are required at this time.

Action to be taken prior to November 15, 2024

Attorney: Steven Tripp

Steven Tripp, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Henry Kenney to approve the application; seconded by Mike Foster.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran, Henry Kenney, Mike Foster, Carol Saunders, Alex Adkins sand Chairperson Smith.

13. DISUCSSION: To amended definitions to separate “Hotel” and “Extended Stay Hotel” under the Zoning Ordinance Pursuant to N.J.S. 40:50D-26.

Thomas Barlow states that upon review of the Township Ordinances, it has become necessary to layout a more particular definition of Hotel and Extended Stay Hotel. This is so the Zoning Ordinance can more appropriately address those types of facilities. Mr. Clarkin had prepared some definitions of the two that just layout the particulars of their definitions. Council sent it over for our review as to see if Planning Board has any additions comments.

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Mayor Wahler states that there was differences between the two, there are differences. Mr. Barlow states that this would allow the Township to craft the appropriate ordinances for different types of facilities. Councilwoman Cahill states that this is a really smart thing to do so we can make sure if an approval is given, we know exactly, what type, of facility it would be. No other questions or comments from the Board.

MOTION was made by Carol Saunders to approve the application; seconded by Mike Foster.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran, Henry Kenney, Mike Foster, Carol Saunders, Alex Adkins sand Chairperson Smith.

14. DISCUSSION: Adopted of the 2025 Planning Board Calendar

Mr. Barlow states that they have reviewed the 2025 Planning Board Calendar and asks the Board if they have any questions or comments; none.

MOTION was made by Carol Saunders to approve the 2025 Calendar seconded by Henry Kenney.

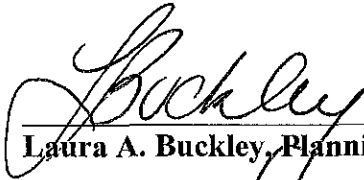
ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, Mike Foster, Carol Saunders, Alex Adkins sand Chairperson Smith.

15. ADJOURNMENT: **MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 10:15 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING OCTOBER 23, 2024 AT 2:30 P.M.

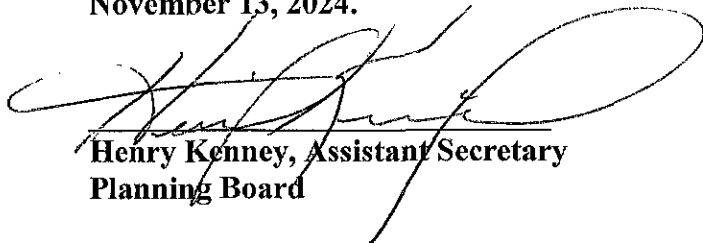
NEXT PLANNING BOARD REGULAR MEETING – NOVEMBER 13, 2024 AT 7:30 P.M.

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 October 9, 2024, same having been fully adopted by the Planning Board of Piscataway November 13, 2024.



**Henry Kenney, Assistant Secretary
Planning Board**