

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 13, 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 and E. Basheer Ahammed. **ABSENT:** Carol Saunders, Mike Foster

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, Frank Ferrell, Grotto.

6. CHANGES TO THE AGENDA: Application 24-PB-02/12V, Dini Communications has been Withdrawn by the applicant. #11, Application 24-PB-08/09V, LRN, has been postponed to December 11, 2024.

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 OCTOBER 9, 2024:

- (a) **24-PB-13** **Clawson RP Owner Urban Renewal LLC
Preliminary & Final Site Plan
33 Clawson Avenue; Zonc: Redevelopment
Approved.**

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 13, 2024.

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

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

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

- (c) **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
Approved.

MOTION was made by Henry Kenney to memorialize the resolution for 57 Riverview Avenue; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, 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 OCTOBER 9, 2024

MOTION was made by Henry Kenney to memorialize the minutes from the October 9, 2024 meeting; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

10. **24-PB-02/12V** **Dini Communications, Inc. ~~WITHDRAWN~~**
Preliminary & Final Site Plan; Bulk Variance
Block 5401, Lot 6; Zone: GB
1034 Stelton Road
Applicant would like to construct a one story office building.

Action to be taken prior to October 4, 2024
Attorney: John F. Kwasnick

12. **DISCUSSION:** Piscataway Township would like to subdivide Block 11302, Lot 2.03, also known as 551 Highland Avenue; property is located on map page 113 in an R-7.5 Zone. Presentation by Frank Farrell, Grotto Engineering.

Frank Ferrell states that the property is located at 551 Highland Avenue, known as Block 11302, lot 2.03 and located in the R-7.5 single family zone. The property is on Highland Avenue and has through lots to Park Avenue so there will be frontage for all lots. The parcel is under 1.75 acres total and each lot has a requirement of 7,500 square feet. All lots conform to this requirement except lot 2.13 which is 40 x 100.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 13, 2024.

Mr. Ferrell states that there will be a total of eight (8) lots for the subdivision. Again, all lots except one will be conforming to the zone requirements. If you look at the existing conditions, the smaller lot would never have been conforming, there are properties on either side. There would only be a variance for lot area and lot width for the lot 2.13. Mr. Barlow states that this will create conformity out of non-conformity and get rid of the potential through lot condition; Mr. Ferrell agrees.

Councilwoman Cahill states that it creates the conforming lots on Highland Avenue, there is one that is not a standard lot size. Mr. Ferrell states that Lot 2.04 would be an oversized lot, which is 120 feet wide and 100 feet deep, where 75 x 100 is required. Lot 2.13 on Park Avenue is going to be 40 feet in width where 75 feet is required. They believe this is the best layout for this property.

Chairperson Brenda Smith asks if there is any potential for purchase of property on either side of that lot (2.13) to make it a little more conforming. Mayor Wahler states that the Township would have to approach the adjacent property owners to buy some of that property. Councilwoman Cahill states that if it is 40 foot lot, do they still have variances? Mr. Barlow states that if someone buys the lot and wants to build on it, they would have conform to all the setbacks or go to the Zoning Board for variances. It would be a small home on a small lot or if they exceed the setbacks the need to go for a variance. Ms. Corcoran states that even if the structure fits, they still have to go to the Zoning Board for lot width and lot frontage and lot area.

Chairperson Smith asks the Board if there are any further questions; none. Public portion open/closed.

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

Thomas Barlow states that there is resolution for this application. Chairperson Smith asks for a vote:

MOTION was made by Henry Kenney to memorialize the resolution for 551 Highland Avenue; seconded by Alex Adkins. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

**13. 24-PB-18/19V GWL 4 Corporate LLC
Preliminary & Final Site Plan, Bulk Variance
Block 5001, Lot 2.02; Zone: LI-5
4 Corporate Place**

Applicant would like to demolish a one-story office building that is attached to a warehouse; create 13 truck loading spaces and 11 trailer storage spaces.

VARIANCES REQUIRED:

- 21-501** Required – 50 foot rear yard setback
Proposed - 49.62 foot rear yard setback (existing)

- 21-614(b)** Required – the installation of two (2) four (4”) inch PVC conduit lines along the property frontage
Proposed – no conduit

- 21-622** Required – fence around a basin
Proposed – no fence around the basin

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 13, 2024.

21-1102 Required – 286 parking spaces
Proposed – 227 parking spaces

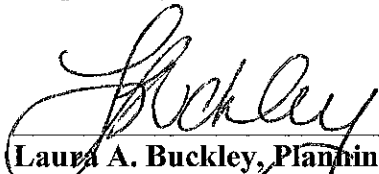
Action to be taken prior to February 9, 2025
Attorney: Daven Persaud

Daven Persaud, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Application will be continued to December 11, 2024 without further notice from the applicant.

15. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 8:37 P.M.

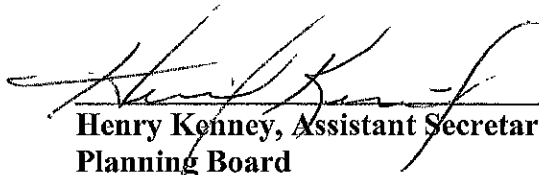
NEXT SITE PLAN/SUBDIVISION BOARD MEETING NOVEMBER 27, 2024 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – DECEMBER 11, 2024 AT 7:30 P.M.

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 November 13, 2024, same having been fully adopted by the Planning Board of Piscataway December 11, 2024.



Henry Kenney, Assistant Secretary
Planning Board