

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON DECEMBER 11, 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, Mike Foster and E. Basheer Ahammed. **ABSENT:** Carol Saunders, Alex Adkins.

Also present: Thomas Barlow, Esq., Nathan Foote (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: 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 NOVEMBER 13, 2024: NONE

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF NOVEMBER 13, 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, Mike Foster, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

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10. **DISCUSSION:** One (1) year extension of time for 22-PB-06/07V, 1112 Brookside Road, Block 8001, Lot 9. Tim Arch, Attorney.(Daven Persuad)

Thomas Barlow states that the applicant has prior approval by the Board and is requesting an additional one year extension. They are currently waiting for final from NJDEP and are also in process of obtaining ten (10) feet of property from the Township. The extension will conclude on November 16, 2025. Mr. Persuad has nothing further to add.

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 the one (1) year extension of time; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Mike Foster, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

*Thomas Barlow must recuse himself from the AINOR Study; James Kinneally, Esq. is present for this presentation.

12. **DISCUSSION:** To discuss whether the property designated as Block 7305, Lots 19.01, 20 and 21, shown on page 73 on the Piscataway Township Tax Map, being commonly known as 450 Rivercrest Drive and 5160-5170 Orchard Street, meets the criteria to be determined as a non-condemnation area in need of redevelopment.

James F. Clarkin, IV, 4Site Planning, is sworn in to testify. Mr. Clarkin states that this is for the property located at Block 7305, Lots 19.01, 20 and 21 also known as Rivercrest Drive and Orchard Street. He states that there is a map at the end of the study which shows Google pictures of the property, which is the Rivercrest Cabana Club. There is mostly residential surrounding the club, right next door is a rehab center and north is the former Ericsson site. Lot 19.01 is where the cabana club is located; it was originally constructed in 1960 as a private member swim club.

Mr. Clarkin states that the other two lots are owned by the Township, lots 20 and 21, 5160 and 5170 Orchard Street. They are paper street lots and were never constructed; they are used for the gravel parking lot for the pool. The entire study area, all three (3) lots are within the R-10 zone which is residential single family homes.

On September 30th of this year, Mr. Clarkin observed the conditions of the club, which was closed down for the season. On the property is a six lane, 25 foot swimming pool, kiddie pool, a one story cabana club, a small ½ story pump house, two storage sheds and several accessories. The cabana club itself is the biggest structure on the property which has an open area entry way. It has a kitchen and two bathrooms and is approximately 2,000 square feet. The half story pump house is behind the pool and has the pool equipment in there, about 100 square feet.

Mr. Clarkin states that in discussions with the President of the Swim Club, it was advised that membership has significantly declined in the past few years and not able to survive economically as expenses seem to rise. At the conclusion of the 2025 swim season, they plan to close down for good. No building or zoning records were found for the property and no environmental concerns. This does count as an older property, since it was developed in 1960 and is right for redevelopment in his opinion.

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On pages 8 and 9 of the study, he shares his screen and shows pictures of the existing conditions on the property. The property is not up to building codes or ADA requirements. There are substandard structures that have had no improvements since they were constructed in the early 1960s. Lot 19.01 fall under Criteria "A" of the redevelopment law. Criteria "E" (page 19), 2 primary factors that need to be met for the properties to meet the criteria. Diverse ownership entitlement, the two paper lots are owned by the Township and the other parcel is owned by the Rivercrest Cabana Club. Lack of utilization of the lots, there was no need for the paper streets to be constructed. Criteria "H" (page 20), smart planning criteria; he believes that redeveloping this property would be a really great opportunity on a small scale which would advance smart growth principles.

In conclusion, Mr. Clarkin believes this area should be deemed a non-condemnation area in need of redevelopment. Chairperson Smith asks the Board if they have any questions, none. Public portion open/closed. Chairperson Smith calls for a vote.

MOTION was made by Dawn Corcoran to approve the non-condemnation AINOR Study for Block 7305, Lots 19.01, 20 & 21; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Mike Foster, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

James Kinneally states that there is resolution for the AINOR Study; Chairperson Smith asks for a vote: **MOTION** was made by Henry Kenney to memorialize the resolution for Block 7305, Lots 19.01, 20 & 21; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Mike Foster, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

11. **DISCUSSION:** Snack Innovations, 41 Ethel Road, 21-PB-36/37V. Amendment to prior approval in reference to the mezzanine space. Kevin Morse, Attorney.

Kevin Morse, Attorney, is here to represent the applicant. Mr. Morse states that the property is located at 41 Ethel Road. They received site plan approval for an addition on February 7, 2022 and part of the approval was for 57 parking spaces. During construction, the applicant had changed architects, and the finished construction added a mezzanine that did not have approvals; 2,984 square feet. Since this was built, they are now in need of 67 parking spaces for the property.

Mr. Morse states that they have eliminated the office space, so they are in need of only one (1) parking space as per the code. They will add one more space to the parking lot and will be conforming. If the applicants decide that they do need to build the office space, they will come back to the Board for a new site plan. Mr. Barlow states that this is a very minimal change and doesn't change the parking. Chairperson Smith asks the Board if there are any further questions; none. Public portion open/closed.

MOTION was made by Dawn Corcoran to approve the extension of time; 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.

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

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(GWL 4 Corporate LLC)

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
- 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.

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

- 14. 24-PB-08/09V LRN Properties, LLC**
Bulk Variances & Minor Subdivision
Block 3805, Lot 1.01; Zone: R-10
60 Normandy Drive
Applicant would like to subdivide into two lots and construct a new single family home.

VARIANCES REQUIRED:

Proposed Lot A

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 9,596 square feet
- Required – 100 foot lot depth
Proposed – 55.89 foot lot depth
- Required – 35 foot front yard setback
Proposed – 25 foot front yard setback (Hancock Road)
Proposed – 24.45 foot front yard setback (Normandy Drive)

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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 along Hancock Road

Proposed Lot B

21-501 Required – minimum lot area 10,000 square feet
Proposed – lot area 5,812 square feet

Required – 100 foot lot width
Proposed – 83.5 foot lot width

Required – 100 foot lot depth
Proposed – 76.5 foot lot depth

Required – 35 foot front yard setback
Proposed – 6.7 foot front yard setback (covered porch)

Required – 10 foot side yard setback
Proposed – 5.7 foot side yard setback

Required – 25 foot rear yard setback
Proposed – 1.2 foot rear yard setback

Required – maximum building coverage 20 percent
Proposed – building coverage 28.8 percent

21-613 Required – 100 foot lot frontage
Proposed – .64 foot lot frontage (Bristol Rd)

21-627.b Required – an air conditioning unit shall be set back a minimum of 10 feet from any property line and must be screened with fencing and/or landscaping
Proposed – air conditioning unit located 5 feet from the property line with no screening

Action to be taken prior to February 1, 2025
Attorney: John Wiley

John Wiley, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office. Application will be continued to January 8, 2025 with no further notice required by the applicant.

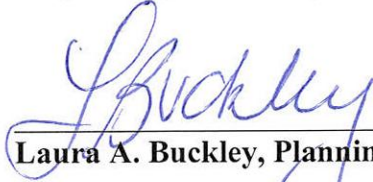
15. ADJOURNMENT: MOTION made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 9:29 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING DEC. 18, 2024 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – JANUARY 8, 2025 AT 7:00 P.M.

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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 December 11, 2024, same having been fully adopted by the Planning Board of Piscataway January 8, 2025.



**CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD**