

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON MARCH 12, 2025.

The Regular Meeting of the Piscataway Planning Board was called to order at 7:00 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, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Mike Foster, Philip Echevarria and Chairperson Brenda Smith

ABSENT: Councilwoman G. Cahill & E. Basheer Ahammed

Also present: Thomas Barlow, Esq., Ron Reinertsten (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

6. CHANGES TO THE AGENDA: Redevelopment Plan for Block 5701, Lot 11, shown on page 57 on the Piscataway Township Tax Map, being commonly known as 1700 South Washington Avenue, has been postponed to April 9, 2025.

7. DULY AUDITED BILLS TO BE PAID

MOTION was made by Carol Saunders to pay the bills; seconded by Councilwoman Mike Foster.

ROLL CALL: Mayor Brian Wahler, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Mike Foster, Philip Echevarria and Chairperson Brenda Smith

8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON FEBRUARY 12, 2025:

- (a) **24-PB-08/09V** **LRN Properties, LLC**
 Bulk Variances & Minor Subdivision
 Block 3805, Lot 1.01; Zone: R-10
 60 Normandy Drive
 Approved.

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MOTION was made by Carol Saunders to memorialize the resolution; seconded by Mike Foster.
ROLL CALL: Mayor Brian Wahler, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, Mike Foster, Philip Echevarria and Chairperson Brenda Smith.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF FEBRUARY 12, 2025

MOTION was made by Carol Saunders to memorialize the minutes of the February 12, 2025 meeting; seconded by Rev. Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, , Philip Echevarria and Chairperson Smith.

11. DISUCSSION: Ordinance to Amend & Supplement the revised general ordinances of the Township of Piscataway; Chapter XXI (21), Zoning Section 8A. Flood Damage Prevention application fee.

Dawn Corcoran states that this is just to add a fee schedule to the existing ordinance. As it stands today, one does not exist, we now have a permit requirement. Chairperson Smith asks the Board if they have any questions or comments; none.

MOTION was made by Dawn Corcoran to approve the amendment; seconded by Carol Saunders.
ROLL CALL: Mayor Brian Wahler, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Mike Foster, Philip Echevarria and Chairperson Brenda Smith.

Please let the record show that Alex Adkins has joined the meeting.

Mr. Barlow states that he has prepared a resolution indicating the Boards concurrence with the ordinance amendment to be sent to the Council.

MOTION was made by Carol Saunders adopt the resolution; seconded by Mike Foster. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Mike Foster, Philip Echevarria and Chairperson Brenda Smith

- 12. 24-PB-21 Stag Industrial Holdings, LLC**
Preliminary & Final Site Plan
Block 4601, Lot 2.01; Zone: LI-5
100 New England Avenue
Applicant would like reconfigure the parking area, add loading docks, additional trailer storage and free standing sign.

VARIANCES REQUIRED:

- 21-501** Required – 80 foot front yard setback
Proposed – 79.7 foot front yard setback (existing)
- 21-1203.4** Required – 50 foot setback for a free-standing sign
Proposed – a free-standing sign located 20 feet from the front yard property line *

*A variance was previously granted under Application #01-PB-57/42V.

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**Action to be taken prior to May 25, 2025
Attorney: Michael Floyd**

Michael Floyd, Attorney, is here on the applicant's behalf. They have submitted an application for Major Site Plan approval with bulk variances and design waivers for property located at 100 New England Avenue, block 4601, lot 2.01. The property is currently improved with a 101,846 square foot warehouse and is located in the LI-5 zone. The existing use of the property is permitted and the proposed use is also permitted. They are not proposing to increase the size of the building, nor the footprint or raise the roof. This is a vacant building and Stag is proposing exterior improvements to market the building and get a high quality tenant. There will be modifications to the loading docks, additional trailer storage and reconfiguration of the existing parking lot areas.

They have four (4) witness this evening. Robert Hawkins, VP Stag Industrial, is sworn in to testify. Mr. Hawkins states that Stag Industrial is a public real estate investment trust. They own 591 buildings across 41 states and have a portfolio of 316 million square feet. The last tenant in the building was Stratto which have left. The building was set up for the use that Stratto had in there, they would now like to provide additional items to the building to appeal to the broader market. He believes these improvements will help to market this building to get a high quality tenant. Chairperson Smith asks the Board if they have any questions of this witness, none. Public portion open/closed.

Thomas Bechard Jr., PE, is sworn in to testify and is accepted by the Board. Mr. Bechard shares his screen with the Board, A-1, which is an aerial photograph of the property in question showing the surrounding uses. Mr. Bechard states that they did receive comments from the professionals and they will comply with all of the comments as detailed in his response letter dated March 7, 2025. They will work with the professionals to address any outstanding issues if needed. He shows sheet 3 of 20, the picture was taken in February of last year. He explains the property lines and area showing the roads; New England Avenue is a cul-de-sac and Colonial Drives comes in to the road.

Mr. Bechard states that the existing building is 101,846 square feet with a large car parking lot on the southern portion of the site with smaller parking lots on the south-west corner. There are currently three (3) full access driveways into this site, one into the large parking area, one into the loading area and the last drive is on the northern portion of the site near the office area. There are no stormwater management facilities on site, there is a storm sewer infrastructure that connects into New England Avenue.

A-2, the overall site plan is shared with the Board. They will be eliminating all car parking in the southern portion of the site and will be adding six (6) new loading docks to the southwest corner of the building. They will reconfigure a portion into trailer storage and will move the driveway over and widen it to accommodate tractor trailers for two way movement.

Mr. Bechard states that they are proposing new sidewalks along the entire frontage of the site and a new fiber optic cable for Township use. Unfortunately, all of the street trees along New England Avenue were in the way of the new sidewalks and fiber optics, so they will be replacing them with new street trees along the entire frontage. They are replacing all of the curbing between the two driveways and widen the driveway from 22 feet to 25 feet to meet the Township standards. They will be restriping and reconstructing a portion of a parking lot to meet ADA requirements with new sidewalks and curbing.

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Mr. Bechard states that they will be installing eleven (11) new EV charging spaces. The total new improvements will include 55 trailer spaces, 12 loading docks and 94 car parking spaces. The ordinance requires 104 car parking spaces, so they are asking for a variance for that. There are also two existing non-conforming variances that they would like to ask for, the building setback, 80 feet required, existing is 79.7 feet and two existing signs which are located 20 feet from the property line. The signs were previously approved by the prior resolution and ask for them to be approved for this application and remain.

They will be reducing the overall impervious coverage on this site as well as vehicular impervious coverage. They are not proposing to change any of the overall drainage patterns for this site so they do meet the requirements. A-3, landscape plan, sheet 14 of 20, is shared with the Board. New street trees along New England Avenue to replace the ones they need to remove. The new sidewalk will be porous pavement which will allow the water to run and infiltrate into the ground to promote the growth of the street trees. In front of the new trailer parking area, they are proposing a screen of evergreen trees and ornamental trees.

The existing parking lot is within the building setback line, the front yard setback, there is an existing condition and not permitted under the zoning ordinance, they would ask for a waiver. They would like a waiver for no screening around the parking lot, they do not meet the landscape area requirement or the number of trees required within the parking area. Around the office area they will replace the old landscaping with new landscaping. The applicant will pay a fee to the Township's tree fund in lieu of providing those trees. They will be adding two ornamental trees and cleaning it up in the back of the site. They will be installing ornamental grass to separate the loading areas.

A-4, sheet 16 of 20, lighting. Mr. Bechard states that they will be removing all of the old poles and replacing them with new light poles and fixtures. They will reconfigure the poles to go with the new configuration. All new LED lighting will be installed. They have shoe-box lights that are currently spill into the adjoining property, it is a loading port for the adjoining building; they would like a design waiver to allow the spillage onto that property. The new ones will be less intrusive than it is today. Mr. Bechard goes over all of the variances and waivers requested. Chairperson Smith asks the Board if they have any questions or comments of this witness; none. Public portion open/closed.

Kim Dechen, RA, principle of TK Studio, is sworn in to testify and accepted by the Board. Ms. Dechen shares A-6, conceptual floor plan of the building. She explains the interior, showing the existing loading docks and the location of the new six (6) loading docks. A-7 shows the color rendering of the proposed loading dock area. Mr. Dechen also shows the front office area, shows the improvements of painting and cleaning up the entry to give it a more current street front. No further questions from the Board. Public portion open/closed.

Lance Langraf, Jr., PP, AICP, is sworn in and accepted by the Board. C-1 and C-2 variances, promote MLUL benefits. The hardship for the front yard, the building is already in existence and can't be moved. The signage variances are C-1 and existing also. They would like to bring the site up to today's standards. C-2, the benefits out way and detriments. They will be refurbishing a vacant structure and the use is a viable permitted use. It will also have less staff than the prior use on the property. In reference to the negative criteria, the bulk variances are very minimal and there will be no detriment to the area or to any of the site triangles. They are reducing impervious coverage and the runoff by reducing the parking areas.

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They will be adding additional landscaping, ADA accessibility, sidewalks, EV charging stations and other improvements to the site. No further questions from the Board. Public portion open/closed.

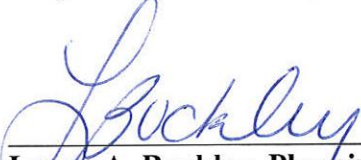
MOTION was made by Councilwoman Cahill to approve the application; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Alex Adkins, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

12. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:48 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – MARCH 26, 2025 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – APRIL 9, 2025 AT 7:00 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 March 12, 2025, same having been fully adopted by the Planning Board of Piscataway April 9, 2025.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD