

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON MAY 14, 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 Vice-Chairperson Henry Kenney.

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 G. Cahill &, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria **ABSENT:** Mike Foster, E. Basheer Ahammed, Chairperson Brenda Smith

Also present: Thomas Barlow, Esq., 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:** James Clarkin, PP, 4Site Planning
6. **CHANGES TO THE AGENDA:** None
7. **DULY AUDITED BILLS TO BE PAID**

MOTION was made by Carol Saunders to pay the bills; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria.

8. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON APRIL 9, 2025:** None
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF APRIL 9, 2025**

MOTION was made by Carol Saunders to memorialize the minutes; seconded by Alex Adkins.
CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON MAY 14, 2025.

10. **DISCUSSION:** 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.

James F. Clarkin, IV, 4Site Planning, was sworn in to testify. In April of 2014, by resolution 24-159, the property was designated as in-need of redevelopment. They decided to do two separate redevelopment plans so this is specific to lot 11. Mr. Clarkin states that block 5701, lot 11 is about 42 acres in size, has frontage on both Suttie Avenue and South Washington Avenue. Mr. Clarkin shares his screen with the Board. He states that the property is over 42 acres in size and has never been developed and is still vacant to this day.

Mr. Clarkin states that there are huge utility lines overhead over the property. This redevelopment plan is for senior citizen housing as the sole permitted principle use. The Master Plan specifically calls out this lot to be used for senior housing only. There is a demand for senior housing, so that is why they are now going forward with the redevelopment plan. The current zoning, SCH, is senior citizen housing but the redevelopment plan will differ a bit since there will be two sites.

The plan vision is to essentially do what the Master Plan calls for. There will be 39 affordable housing units as part of the redevelopment plan, so that is combines with the Fair Share obligation. The goals are to create land use requirements specific to redevelopment area that has senior citizen housing. They want to encourage redevelopment and increase tax retables' and provide for senior citizen housing that provides several housing that includes stand alone single family homes, rental units and affordable units.

Mr. Clarkin states that on page 4 of the redevelopment plan, it is the land use plan that is being proposed. There are two different sets of standards, there will be Site A and Site B. Site A will be strictly single family senior homes and Site B will be senior restricted multi-family units. Site A will be accessed off Suttie Avenue and Site B will be accessed off of South Washington Avenue. Block 5701, Lot 12 is a part of the original redevelopment study, but it will be addressed separate.

Under principle permitted uses, the accessory uses are off street parking, clubhouses, pools, walkways, gaming areas, etc. (page 4). Mr. Clarkin explains the bulk schedule to the Board; minimum lot area is 50 x 100 lot sizes for Site A. The site facing Washington Avenue is much larger with separate requirements; height being 50 feet per building. The clubhouse will be higher than 35 feet. Any potential redeveloper that comes in front of the Board for this property, must have to do a traffic study as part of their application. As always, 5 foot wide pedestrian sidewalks and asking for a pedestrian pathway through the multi-family site.

The redeveloper shall dedicate sufficient land to achieve the Master Plans 52' pathway to South Washington Avenue. Egress from South Washington will have no left in and no left out; it is a County Road and if the County allows we will agree. They are requesting 22 EV Charging stations at the time of occupancy and once they hit the 90th occupancy on the multi-family site they will install another 22 charging stations. Mr. Clarkin states that he noted it is required for underground installation of all utilities and also fiber optic conduit must be installed along all frontage properties. Mayor Wahler states that they have access to the back of the property best they can, so if they ever have to run fiber optic from the park across the street they can connect.

In reference to signage, they are looking for one (1) free-standing monument sign for the South Washington entrance; no more than 6 feet in height and 32 square feet in size. There will also be the typical direction signs within the parking lot with ingress and egress. Lighting poles must be LED and no higher than 25 feet and not cause any glare. Landscaping, 1 tree per 1,000 square feet of parking space. If anything dies, they must replace within two years.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON MAY 14, 2025.

Mr. Clarkin states that fences for the multi-family site will be either located on the rear or side and no higher than six (6) feet. For Site A, they need to comply with the zoning ordinance for fences. Color and design of the structures shall be acceptable to the Planning staff when they come in front of the Board. Letters, J, K, and L on page 10 of the report states they are looking for a surface access and temporary construction easement. It is to make sure that the redevelopers for lot 11 and lot 12 are sharing the access in terms of construction, maintenance, snow plowing; anything that might be required to maintain it. The sign will be for both sites of the redevelopment plan. There will be access for the pool, clubhouse, etc. for both sites on lot 11 and lot 12.

There are existing wetlands on the property and the developer would be required to get the proper permits from NJDEP. On page 14, they are requiring 39 affordable units. It is non-condemnation area in need of redevelopment. Councilwoman Cahill asks for the difference from the fences. Mr. Clarkin states that one is for single family and be consistent with the ordinance and they don't want fencing in the frontage on South Washington. There are no further questions or comments from the Board. Public portion open/closed.

MOTION was made by Councilwoman G. Cahill approve the Redevelopment plan for Block 5701, Lot 11; seconded by Carol Saunders. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria voted yes on the motion.

Thomas Barlow states that in anticipation of the Board's approval, a resolution has been sent to the Board Members for review. Vice-Chairman Kenney asks the Board for a vote:

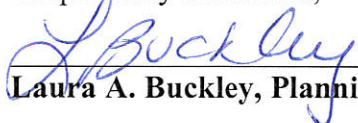
MOTION was made by Carol Saunders approve the resolution for the Redevelopment plan for Block 5701, Lot 11; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria voted yes on the motion.

11. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:32 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – MAY 28, 2025 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – JUNE 11, 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 May 14, 2025, same having been fully adopted by the Planning Board of Piscataway June 11, 2025.


CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD