

**PISCATAWAY TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, JANUARY 12, 2022 7:30 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. SWEARING IN OF THE PROFESSIONALS**
- 6. ANNOUNCEMENT OF ANY CHANGES TO THE AGENDA**
- 7. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON DECEMBER 8, 2021:**
  - (a) 21-PB-29/30V Crescenzo & Carrie DiCostanzo  
Minor Subdivision & Bulk Variance  
Block 3610, Lots 8.09 & 5; Zone: R-15  
44 Barbour Place & 25 Maplehurst Lane  
Approved.**
- 8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF DEC. 8, 2021**
- 9. 21-PB-36/37V Snack Innovations, Inc.  
Preliminary & Final Site Plan, Bulk Variance  
Block 9201, Lot 46; Zone: LI-1  
41 Ethel Road West  
Applicant proposes to construct an addition to an existing facility.**

**VARIANCES REQUIRED:**

- 21-501** Required – 40 foot side yard setback  
Proposed – 25.1 foot side yard setback
- Required – maximum building coverage 45 percent  
Proposed – building coverage 45.5 percent
- 21-622** Required – fencing around the detention basin  
Proposed – no fencing around the detention basin
- 21-1102** Required – 217 parking spaces  
Proposed – 57 parking spaces
- 21-1103(d)** Required – two electric vehicle charging stations  
Proposed – no electric vehicle charging stations
- 21-1203.4** Required – a free-standing sign shall not be erected closer than 50 feet from the right-of-way line of a public street  
Proposed – a free-standing sign located 10 feet from the right-of-way line of a public street

**Action to be taken prior to March 14, 2022  
Attorney: Kevin Morse**

10. 21-PB-38/39V Infinity Biologix  
Preliminary & Final Site Plan, Bulk Variance  
Block 6201, Lot 4.02; Zone: LI-5  
30 Knightbridge Road  
Applicant proposes to install a 34+ tall tank in the rear of building #4.

**VARIANCES REQUIRED:**

**21-501** Required – maximum height of an accessory structure, 25 feet  
Proposed – an accessory structure 34 feet in height

**21-1103(d)** Required – 87 electric vehicle charging stations  
Proposed – no electric vehicle charging stations

**Action to be taken prior to March 15, 2022**  
**Attorney: Michael Butler**

11. 21-PB-34/35V 140 Circle Drive North, LLC-Postponed until Feb. 9, 2022  
Preliminary & Final Site Plan  
Block 4101, Lot 3; Zone: LI-5  
140 Circle Drive North  
Applicant proposes to construct a 54,213 warehouse expansion.

**VARIANCES REQUIRED:**

**21-1102** Required – 334 parking spaces  
Proposed – 101 parking spaces

**21-1203.4** Required – 50 foot setback for a free-standing sign  
Proposed – free-standing signs located 39.5 feet from the property line

Required – one free-standing sign  
Proposed – two free-standing signs

**Action to be taken prior to March 6, 2022**  
**Attorney: Aravind Aithal**

**MINOR SUBDIVISION**

12. 20-PB-06 Nathan A. Yates  
Minor Subdivision  
Block 11701, Lot 4.11; Zone: R-15  
1023 River Road  
The applicant proposes to subdivide the property into two (2) lots.

**VARIANCES REQUIRED:**

**21-3(b)** Required – in residential zones an accessory building should not exceed 25 feet by 25 feet or 625 square feet  
Proposed – an accessory building 26.8 feet by 25.8 feet or 691.44 square feet (lot 4.11.01) (existing) \*\*

**PLANNING BOARD SITE PLAN/SUBDIVISION MEETING, WEDNESDAY, JANUARY 12, 2022**

**21-501**

Required – 8 foot side yard setback for an accessory structure

**21-502**

Proposed – 0 foot side yard setback for an accessory structure (shed) (lot 4.11.02) (existing) \*

Required – 8 foot rear yard setback for an accessory structure

Proposed – 3 foot rear yard setback for an accessory structure (shed) (lot 4.11.02) (existing) \*

**21-601**

Required – no open space, municipal drainage way, right-of-way or easement shall be encroached upon or reduced in any manner

Proposed – fence located with the right-of-way (existing) \*

\*The applicant has indicated that these structures will be removed.

\*\*The applicant has indicated that the garage/shed will be reconstructed to conform to the size limitations established by the ordinance.

**Action to be taken prior to February 25, 2021**

**Attorney: Robert J. Zullo**

**13. DULY AUDITED BILLS TO BE PAID**

**14. ADJOURNMENT**

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JANUARY 26, 2022 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 9, 2022 AT 7:30 P.M.**