

**PISCATAWAY TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 9, 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 JANUARY 12, 2022:
  - (a) 21-PB-36/37V      **Snack Innovations, Inc.  
Preliminary & Final Site Plan, Bulk Variance  
Block 9201, Lot 46; Zone: LI-1  
41 Ethel Road West  
Approved.**
8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JAN. 12, 2022
9. **DISCUSSION: COURTESY REVIEW, BOARD OF EDUCATION; Middlesex County Vocational and Technical Schools Piscataway Campus, 21 Suttons Lane. Interior renovations.**
10. 21-PB-40/41V      **Revolutionary Housing Group, LLC  
Minor Subdivision and Bulk Variance  
Block 8404, Lot 2; Zone: R-10  
9 Water Street  
Applicant proposes to subdivide property into two lots.**

**VARIANCES REQUIRED:**

***Proposed Lot 2.01***

- 21-501**      Required – 100 foot lot width  
Proposed – 72.6 foot lot width (existing)
- 21-613**      Required – 100 foot lot frontage  
Proposed – 72.6 foot lot frontage (existing)

***Proposed Lot 2.02***

- 21-501**      Required – 100 foot lot width  
Proposed – 72.6 foot lot width (existing)
- Required – 10 foot side yard setback  
Proposed – 7.9 foot side yard setback (existing)  
Proposed – 8.2 foot side yard setback (existing)

**21-613** Required – 100 foot lot frontage  
Proposed – 72.6 foot lot frontage (existing)

**Action to be taken prior to May 5, 2022**  
**Attorney: Kevin Morse**

**11. 21-PB-46/47V** **ACMY, LLC**  
**Preliminary & Final Site Plan, Bulk Variance**  
**Block 1701, Lot 2.03; Zone: M-5**  
**4100 New Brunswick Avenue**  
Applicant proposes site work on property.

**VARIANCES REQUIRED:**

**21-501** Required – 80 foot front yard setback  
Proposed – 61 foot front yard setback (existing)

**21-601** Required – no encroachment into the right-of-way  
Proposed – a free-standing sign located with the right-of-way (existing)

**21-1101.3** Required – paved parking lot  
Proposed – gravel parking lot (existing)

**21-1102** Required – 238 parking spaces  
Proposed – 95 parking spaces (existing)

**21-1103(d)** Required – 3 electric vehicle charging stations  
Proposed – no electric vehicle charging stations

**21-1203.5** Required – one free-standing sign  
Proposed – two free-standing signs (existing)

Required – a free-standing sign shall not be located any closer to the right-of-way line of the street than the minimum front yard setback for the principal use in the zone (80 feet)  
Proposed – a free-standing sign located 39 feet from the right-of-way line of the street (existing)

**Action to be taken prior to April 17, 2022**  
**Attorney: Sandy Galacio**

**12. 21-PB-44/45V** **QTS Investment Properties Piscataway, LLC**  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 4102/4202 Lots 3.01/6.02; Zone: LI-5**  
**101 Possumtown Road**  
Applicant proposes to construct an addition.

**VARIANCES REQUIRED:**

**21-501** Required – 50 foot side yard setback for an accessory structure  
Proposed – 39.4 foot side yard setback for an accessory structure

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Required – 100 foot front yard setback for an accessory structure  
Proposed – 83.5 foot front yard setback for an accessory structure

**21-619.2** Required – a fence located within the front yard setback line shall not exceed 6 feet in height  
Proposed – a fence 8 feet in height

**21-1102** Required – 1,147 parking spaces  
Proposed – 155 parking spaces

**21-1103(d)** Required – 7 electric vehicle charging stations  
Proposed – no electric vehicle charging stations

\*All rooftop equipment must be located at least 12 feet from the roof edge or an additional variance will be required.

**Action to be taken prior to May 1, 2022**  
**Attorney: Lawrence Calli**

**MINOR SUBDIVISION**

**13. 20-PB-06**

**Nathan A. Yates-Postponed until March 9, 2022**  
**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) \*\*

**21-501** Required – 8 foot side yard setback for an accessory structure  
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 April 25 2021**  
**Attorney: Robert J. Zullo**

**PLANNING BOARD SITE PLAN/SUBDIVISION MEETING, WEDNESDAY, FEBRUARY 9, 2022**

14. **21-PB-32/33V** **Shantilal Patel & Daxaben Patel-Postponed until March 9, 2022**  
**Minor Subdivision & Bulk Variance**  
**Block 8601, Lot 25.03; Zone: R-10**  
**8 Brotherhood Street**  
Applicant proposes to subdivide property into two lots.

**VARIANCES REQUIRED:**

***Proposed Lot 25.031***

**21-501** Required – 100 foot lot width  
Proposed – 82.32 foot lot width

**21-613** Required – 100 foot lot frontage  
Proposed – 78.31 foot lot frontage

***Proposed Lot 25.032***

**21-501** Required – 100 foot lot width  
Proposed – 81.45 foot lot width

**21-613** Required – 100 foot lot frontage  
Proposed – 78.31 foot lot frontage

**Action to be taken prior to April 13, 2022**  
**Attorney: Aravind Aithal**

15. **21-PB-34/35V** **140 Circle Drive North, LLC-Postponed until March 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 May 6, 2022**  
**Attorney: Aravind Aithal**

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

17. **ADJOURNMENT**

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – FEBRUARY 23, 2022 AT 2:30 P.M.**  
**NEXT PLANNING BOARD REGULAR MEETING – MARCH 9, 2022 AT 7:30 P.M.**