

**PISCATAWAY TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, MARCH 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 FEBRUARY 9, 2022:**
  - (a) **21-PB-40/41V**      **Revolutionary Housing Group, LLC  
Minor Subdivision and Bulk Variance  
Block 8404, Lot 2; Zone: R-10  
9 Water Street  
Approved.**
  - (b) **21-PB-46/47V**      **ACMY, LLC  
Preliminary & Final Site Plan, Bulk Variance  
Block 1701, Lot 2.03; Zone: M-5  
4100 New Brunswick Avenue  
Approved.**
  - (c) **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  
Approved.**
8. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF FEB. 9, 2022**
9. **DULY AUDITED BILLS TO BE PAID**
10. **21-PB-24**      **Maplewoods Condominium Association-Postponed 4/13/22  
Preliminary & Final Site Plan  
Block 3101, Lot 16.01; Zone: R-10A  
Lackland Avenue/Chariot Court  
Applicant proposes to relocate existing trash enclosure.**

**VARIANCES REQUIRED:**

**No variances are required at this time.**

**Action to be taken prior to May 7, 2022  
Attorney: Damon Kress**

11. 21-PB-32/33V Shantilal Patel & Daxaben Patel  
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 February 13, 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) \*\*

**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) \*

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

\*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. 21-PB-34/35V 140 Circle Drive North, LLC-**Postponed until April 13, 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**

**14. ADJOURNMENT**

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

**NEXT PLANNING BOARD REGULAR MEETING – APRIL 13, 2022 AT 7:30 P.M.**