

**PISCATAWAY TOWNSHIP PLANNING BOARD
REGULAR MEETING
WEDNESDAY, JULY 12, 2023 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. **DULY AUDITED BILLS TO BE PAID**
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JUNE 14, 2023:**
 - (a) N/A
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JUNE 14, 2023**
10. **DISCUSSION: POSTPONED UNTIL AUGUST 9, 2023-Notice 200' property list only**
To determine whether the property designated as Block 3401, Lot 12.02, 43.01 & 47.01. Block 3402, Lot 13. Block 3403, Lots 5.01, 1.01, 2.01 & 72.01. Block 3404, Lots 29.01, 45.01, 56.01, 59.01, 62.01, 66.01, 59.01 & 71.01 and 956 linear feet of Brook Avenue, 1016 linear feet of Clawson Street and 114 linear feet of Field Avenue shown on page 34 on the Piscataway Township Tax Map, meets the criteria to be determined as a non-condemnation area in need of redevelopment.
11. **DISCUSSION:** Extension of time for 22-PB-20/21V, Splendor Homes New Jersey, LLC; 1762 & 1758 South 2nd Street. Applicant would like an extension to perfect the subdivision for 190 days. Kevin Morse, Esq.
12. **DISCUSSION:** IPT Kingsbridge Business Center Urban Renewal, seek relief from previously approved condition. Application 22-PB-08; Donna Jennings, Esq.
13. **23-PB-09/10V 1407 Stelton Road, LLC**
Preliminary & Final Site Plan, Bulk Variance
Block 8604, Lot 17; Zone: GB
1407 Stelton Road
Applicant would like to construct a second story addition to accommodate new sign.

VARIANCES REQUIRED:

- 21-1102** Required – 26 parking spaces
Proposed – 13 parking spaces

PLANNING BOARD SITE PLAN/SUBDIVISION MEETING, WEDNESDAY, JULY 12, 2023

21-1202.2 Required – one façade sign, located on the front of the building
Proposed – one façade sign located on the front of the building, one façade sign on each side of the building (3 façade signs total)

21-1202.3 Required – a free-standing sign shall not exceed 32 square feet in area
Proposed – a free-standing sign 33 square feet in area (existing)

Required – a free-standing sign shall not be located within 25 feet of any street line
Proposed – a free-standing sign located 13 feet from the street line (existing)

Action to be taken prior to September 29, 2023
Attorney: Tim Arch

14. 23-PB-15/16V 30 Duke Road Transfer Warehouse, LLC
Postponed to August 9, 2023-Applicant will re-notice
Preliminary & Final Site Plan; Bulk Variance
Block 4202, Lot 7; Zone: LI-5
30 Duke Road
Applicant proposes a free standing sign.

VARIANCES REQUIRED:

21-1203.4 Required – a free-standing sign shall not be located closer than 50 feet from the front yard property line
Proposed – a free-standing sign located 10 feet from the front yard property line

***Variances were previously granted under Application #21-PB-03/04V.**

Action to be taken prior to October 4, 2023
Attorney: Tim Arch

15. ADJOURNMENT

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JULY 26, 2023 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING –AUGUST 9, 2023 AT 7:30 P.M.