

**PISCATAWAY TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
WEDNESDAY, JULY 13, 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. **DULY AUDITED BILLS TO BE PAID**
7. **ANNOUNCEMENT OF ANY CHANGES TO THE AGENDA**
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JUNE 8, 2022:  
N/A**
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JUNE 8, 2022**
10. **DISCUSSION: AREA IN NEED STUDY FOR REDEVELOPMENT FOR BLOCK 5301, LOT 14.04. ALSO KNOWN AS 1551 SOUTH WASHINGTON AVENUE, LOCATED ON MAP PAGE 53 ON THE PISCATAWAY TOWNSHIP TAX MAP.**
11. **DISCUSSION: AREA IN NEED STUDY FOR REDEVELOPMENT FOR BLOCK 1701, LOT 2.03. ALSO KNOWN AS 4100 NEW BRUNSWICK AVENUE, LOCATED ON MAP PAGE 17 ON THE PISCATAWAY TOWNSHIP TAX MAP.**
12. **22-PB-09                      90 Hancock Road, LLC  
Major Final Subdivision  
Block 6501, Lot 12; Zone: R-10  
90 Hancock Road  
Final Subdivision.  
Action to be taken prior to August 10, 2022  
Attorney: Richard Mongelli**
13. **21-PB-34/35V                140 Circle Drive North, LLC  
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

**PLANNING BOARD SITE PLAN/SUBDIVISION MEETING, WEDNESDAY, JULY 13, 2022**

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

**Action to be taken prior to July 6, 2022**  
**Attorney: Tim Arch**

- 14. 22-PB-13/14V M & M Realty Partners at Piscataway, LLC**  
**Preliminary & Final Site Plan**  
**Block 5701, Lots 2; Zone: M-2**  
**1690 S Washington Avenue**  
Applicant proposes to construct two warehouses.

**VARIANCES REQUIRED:**

**21-619.2** Required – in industrial districts, a wall shall not exceed 8 feet in height  
Proposed – a wall 13.4 feet in height

**21-1101.2** Required – parking may be located in the front yard area but no closer than 25 feet to the street line in industrial zone  
Proposed – parking located 23 feet to the street line

Required – parking lots shall not be located nearer to any residential zone than 50 feet  
Proposed – parking lot located less than 50 feet to a residential zone

**21-1203.4** Required – a free-standing sign shall not be located closer than 50 feet from the right-of-way line  
Proposed – a monument sign located 10 feet from the right-of-way line  
Proposed – a monument sign located 17 feet from the right-of-way line

\*The applicant must comply with the State’s Municipal Electric Vehicle Ordinance.

**Action to be taken prior to October 10, 2022**  
**Attorney: Dough Wolfson**

**15. ADJOURNMENT**

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JULY 27, 2022 AT 2:30 P.M.**  
**NEXT PLANNING BOARD REGULAR MEETING – AUGUST 10, 2022 AT 7:30 P.M.**