

**PISCATAWAY TOWNSHIP PLANNING BOARD
REGULAR MEETING
WEDNESDAY, AUGUST 10, 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 JULY 13, 2022:**
 - (a) **22-PB-09** **90 Hancock Road, LLC**
Major Final Subdivision
Block 6501, Lot 12; Zone: R-10
90 Hancock Road
Final Subdivision; Approved.
 - (b) **21-PB-34/35V** **140 Circle Drive North, LLC**
Preliminary & Final Site Plan
Block 4101, Lot 3; Zone: LI-5
140 Circle Drive North
Addition; Approved.
 - (c) **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
Two Warehouses; Approved.
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JULY 13, 2022**
10. **DISCUSSION: Ordinance to Amend and Supplement the revised general ordinances of the Township of Piscataway. Chapter XXI, Section 8A, Flood Damage Prevention. Adopt new flood plain management regulations.**
11. **DISCUSSION: To authorize 4Site Planning, LLC, to prepare an Area in Need of Redevelopment Study for 10 Normandy Drive. Also known as Block 3702, Lot 1.02.**

PLANNING BOARD MEETING, WEDNESDAY, AUGUST 10, 2022

12. 22-PB-18V Benner HP, LLC
Bulk Variance
Block 906, Lot 17.02; Zone: R-7.5
416 Victoria Avenue
Applicant would like to construct a one-car detached garage.

VARIANCES REQUIRED:

Proposed Lot 17.03

- 21-501** Required – 25 foot front yard setback
Proposed – 2.5 foot front yard setback (steps) (existing)
- Required – 25 foot rear yard setback
Proposed – 18.5 foot rear yard setback (existing)
- Required – maximum building coverage 20 percent
Proposed – 22.55 percent building coverage

Action to be taken prior to November 24, 2022
Attorney: Tim Arch

13. 22-PB-08 IPT Kingsbridge Business Center Urban Renewal, LLC
Preliminary & Final Site Plan
Block 6702, Lot 6.02; Zone: Redevelopment
40 Kingsbridge Road
Applicant proposes to construct a warehouse.

DEVIATIONS REQUIRED:

No deviations are required at this time.

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

Action to be taken prior to September 14, 2022
Attorney: Donna Jennings

14. 22-PB-15 Rockefeller Group Development Corporation
Preliminary & Final Site Plan
Block 5901, Lot 2; Zone: Redevelopment
10 Constitution Avenue
Applicant proposes to construct a warehouse.

VARIANCES REQUIRED:

- No variance required at this time.

Action to be taken prior to November 11, 2022
Attorney: Christopher H. DeGrazia

15. 21-PB-42/43V Rayven Heights, LLC & Koduri
Major Subdivision & Bulk Variance
Block 9001, Lots 9 & 10; Zone: R-10
17 & 21 School Street
Applicant proposes to subdivide into three (3) lots.

PLANNING BOARD MEETING, WEDNESDAY, AUGUST 10, 2022

VARIANCES REQUIRED:

Proposed Lot A

21-501 Required – 100 foot lot width
Proposed – 75.5 foot lot width

Required – 8 foot side yard setback for an accessory structure
Proposed – 4.8 foot side yard setback for an accessory structure (existing) *
Proposed – 4.7 foot side yard setback for an accessory structure (shed) (existing)

21-613 Required – 100 foot lot frontage
Proposed – 75.5 foot lot frontage

21-3(b) Required – in residential zones an accessory building should not exceed 25 feet by 25 feet
Proposed – an accessory building 22.6 feet by 31 feet (existing)

Proposed Lot B

21-501 Required – 100 foot lot width
Proposed – 75.25 foot lot width

21-613 Required – 100 foot lot frontage
Proposed – 75.25 foot lot frontage

Proposed Lot C

21-501 Required – 100 foot lot width
Proposed – 75.25 foot lot width

21-613 Required – 100 foot lot frontage
Proposed – 75.25 foot lot frontage

*The accessory structure will be converted back to a two car garage.

**The existing fence located over an easement must be removed or an additional variance will be required.

Action to be taken prior to August 12, 2022
Attorney: John Wiley

16. 22-PB-10/11V Piscataway Park
Preliminary & Final Site Plan, Bulk Variance
Block 1601, Lots 1, 1.04, 1.05; Zone: R-M
3060 New Brunswick Avenue
Applicant proposes to construct a 675 square foot addition.

VARIANCES REQUIRED:

21-501 Required – maximum building coverage 20 percent
Proposed – 20.94 percent building coverage

Required – 100 foot front yard setback for an accessory structure
Proposed – 48.31 foot front yard setback for an accessory structure (leasing office)

PLANNING BOARD MEETING, WEDNESDAY, AUGUST 10, 2022

Proposed – 44.59 foot front yard setback for an accessory structure (leasing office) (existing)

Required – 25 foot side yard setback

Proposed – 23.64 foot side yard setback (existing)

Required – maximum height of an accessory structure 18 feet

Proposed – an accessory structure 19 feet in height (existing)

Required -10 foot side yard setback for an accessory structure

Proposed - 9 foot side yard setback for an accessory structure (existing)

21-627

Required – screening of outdoor mechanical equipment

Proposed – no screening (air conditioning units)

21-1102

Required – 1,100 parking spaces

Proposed – 1,046 parking spaces

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

**Additional variances have been previously granted by the board. Those variances are not identified in

Action to be taken prior to October 21, 2022

Attorney: Tim Arch

17. DISCUSSION: 90 day Extension of Time to perfect Minor Subdivision for Block 3610, Lot 8.09; Property known as 25 Maplehurst Lane. Application 21-PB-29/30V; resolution memorialized on January 12, 2022.

18. ADJOURNMENT

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – AUGUST 24, 2022 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – SEPTEMBER 14, 2022 AT 7:30 P.M.