

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 13, 2021.

The Regular Meeting of the Piscataway Planning Board was called to order at 7:45 P.M. on Zoom (online), Piscataway, New Jersey by Chairperson Smith.

Chairperson Smith stated: IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED IN THE FOLLOWING WAYS:

- *Posted on the bulletin board of the Municipal Building and made available through the Township Clerk;
- *Notice published in the Courier News;
- *Notice sent to The Star Ledger;
- *Notice made available through the Township Librarians.

ROLL CALL: Mayor Wahler, Dawn Corcoran-Gardella, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Michael Foster and Chairperson Brenda Smith.

ABSENT: Rev. Henry Kenney

Also present: Thomas Barlow, Esq., Laura Buckley and Steve Gottlieb, PP

It was determined that a quorum was present by roll call.

Thomas Barlow, Esq., states that he would like to place on the record that we are doing this meeting through an online meeting platform in light of the COVID-19 pandemic. In keeping with the guidelines that have been disseminated by the Department of Community Affairs, the Planning Board has tried it's best to comply with the open public meeting act and the Governor's guidelines in dealing with the current situation. In addition, the applicant whose matter will be heard this evening had the login information for the online meeting platform put forth in their notice; members of the public who wish to be heard will be afforded an opportunity as if we were in an actual, physical space. He believes we have done our absolute best to comply with the DCA guidelines and the open public meetings act.

4. PLEDGE OF ALLEGIANCE

5. SWEARING IN OF PROFESSIONALS: Steve Gottlieb

6. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON DECEMBER 23, 2020:

- (a) **Adoption of the Resolution for the Reexamination Report for the Master Plan dated December 10, 2020.**

MOTION was made by Ms. Saunders to memorialize the Reexamination Report dated December 10, 2020; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster and Chairperson Smith voted yes on the motion.

7. ADOPTION OF THE MINUTES FROM THE SPECIAL MEETING OF DECEMBER 9, 2020:

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MOTION was made by Ms. Saunders to memorialize the minutes from the December 9, 2020 meeting; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster and Chairperson Smith voted yes on the motion.

8. ADOPTION OF THE MINUTES FROM THE SPECIAL MEETING OF DECEMBER 23, 2020:

MOTION was made by Ms. Saunders to memorialize the minutes from the December 23, 2020 meeting; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster and Chairperson Smith voted yes on the motion.

**9. COURTESY REVIEW: Board of Education; Generator upgrades for four schools:
-Theodore Schor, Randolphville, Knollwood and Grandview**

Justin Kozik, the architect for the project, is here to explain the project. Mr. Kozik states that the scope of the work is the installation of a generator at each of the schools. Each of the generators will be installed outside the building with a sound buffering enclosure. The enclosure will buffer the sound. All the generators are natural gas fired generators and around each of the generators there will be an 8 foot tall chain link fence with privacy slats. The Board did receive the plans that showed the locations of each generator.

Chairperson Smith asks Mr. Barlow if Mr. Kozik should be sworn in; Mr. Barlow states that he is just telling us the scope, he is not putting on any testimony so he does not have to be sworn in. Chairperson Smith asks the Board if they have any questions; they do not. Public portion open/closed. The Board is in favor of the generators.

10. COURTESY REVIEW FOR SITE PLAN RELIEF: Board of Education; 275 Old New Brunswick Road to be used as an Early Childhood Learning Center.

Robert Dileo, a managing member SRP 275, LLC, is sworn in to testify. Mr. Dileo states that he believes the Board members are in possession of a letter from David Olievera dated December 22, 2020 which gives an overview of the pre-school program expansion. Also, as the owners of the property, they have given a description of the site. Mr. Dileo shows that the proposed uses on the site (shares screen). It is located on the corner of Old New Brunswick Road and Centennial Avenue. It is a 5 acre parcel zoned in the light industrial zone; it is in the middle of the office industrial area.

Mr. Dileo states that are currently three points of entry on the site and they will remain. There's a right in, right out only on Centennial Avenue; there is another on Old New Brunswick Road. He describes the circulation through the site shown on the screen; driveways, stop lights, etc. Mr. Dileo discusses what utilities are used on the site. There are 263 parking spaces which is an over abundance of parking. The building is 54,180 square feet. Consists of a little over 30,000 square feet on the first floor and 24,000 square feet on the second floor.

Currently, AT & T occupies the red section of the first floor (highlighted on screen); telecommunications switch and data mode center. It is not an office space, mostly equipment, they have 3 or 4 people there a day to monitor the equipment and maintain the systems. They will make this a self

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contained unit and they will enter the building in a common vestibule and then they will access their site. They will have a new bathroom for them. There is a second means of egress for AT & T as well. The second floor will be for the pre-school only and the remaining part of the first floor will be for the Board of Education. They will be making a new entrance way for the Board of Education, the parents, teachers and the students. He explains the pick up and drop off area and also the path to the playground area that will be built.

Mr. Dileo shows the proposed site plan showing that AT & T will be on the first floor and the remainder of the building will be the Board of Education. The playground area will be fenced in with an 8 foot high privacy vinyl fence. There will also be a dumpster area added for the school. There is a loop area that will be for buses turning around only. He shows where AT & T parks on site and where everyone else parks; there will be ample parking for both uses. Chairperson Smith asks the Board if they have any questions for Mr. Dileo; they do not.

Justin Kozik, architect, is sworn in to testify. Mr. Kozik states that the building will serve approximately 330 students (max); three to four years old. It will be used in conjunction with two other pre-school facilities; Our Lady of Fatima and Cabrini. The building will house approximately thirteen classrooms, art and music room, a multi-purpose room, main office, nurse's office and supplementary offices that assist with the day to day operations of the school.

Mr. Kozik states that in reference to drop offs, the buses will be dropping off students ending by approximately 9 am; pickup is by 6 pm. In general, the school will have five to ten buses that will serve this facility at a time. The cueing of the buses will be three at a time to go around the loop and if there is any overflow it will cue along the drive (shown on screen). The first floor of the building in the far left corner, where the main entrance will be, has two vestibule air lock per BOE regulations. It will also feature compliance with Alyssa's law in terms of being able to have an alarm directly tied to the local Police Station.

Mr. Kozik states that the nurse's station is adjacent to this main entrance so that parents who need to pick up their students will be able to wait right inside the vestibule and the child will be brought out for pickup. Primary classrooms, there are seven classrooms on this floor with a large multi-purpose space which has doors that lead out to the playground in the back. There are also art and music rooms, storage room and a small resource room. There are staircases to access the second floor as well as an existing elevator. There are some other offices, a kitchenette area for the teachers and a conference room.

Ms. Saunders asks if there is a cafeteria where the children can eat. Mr. Kozik states that the way the food service works is that none of the food is prepared on site; it is brought in from the High School and is delivered on site. There will only be a small kitchenette and the students will eat right in their classrooms; not in a group location like a cafeteria. Chairman Smith states that the teachers will eat with the children; Mr. Kozik agrees.

Chairman Smith asks about protection for the children coming into the school in inclement weather. Mr. Kozik states that there is a sidewalk that is being provided near the side bus loop for it to allow safe drop off for students. Scheduled completion for this project will be September of 2021. Chairperson Smith asks if there are any other questions from the Board, she sees none.

Public portion open: Brian Rak, 1247 Brookside Road, is sworn in to testify. Mr. Rak states that he has a concern about an outdoor play area for the children a quarter mile away from Route 287 with truck

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pollution and poor air quality around there. Mr. Dileo states that if he went to the site he would not feel that way. There are children at Frances Cabrini that is much closer to 287 and there is not an issue. Piscataway is where Piscataway is and 287 is where 287 is and there is no way to change that. If they want to get the kids outside, there is going to be some kind of impact. There is no greater threat at this property than any other property in Piscataway. Chairperson Smith asks if the site is in compliance with State regulations that regulate this. Mr. Kozik states that as far as any of the code compliances, the playground will be 100% ADA compliant, providing a privacy fence as well as additional landscaping around the site to provide a safe and secure area for the kids to play. They will comply with all codes and regulations. Public portion closed. Mr. Barlow states that since the Board of Education will be leasing this property, they are required to receive a resolution unlike our usual courtesy reviews. They will be required to submit the necessary paperwork to the State.

MOTION was made by Ms. Saunders to approve the application for 275 Old New Brunswick Road; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster and Chairperson Smith voted yes on the motion.

11. DISCUSSION: Zoning Ordinance Amendment.

Mayor Wahler states that last night the Council made an introduction and first reading of the zoning ordinance. A lot of it has to do with the changes that have to do with a lot of requests in Town for handicap ramp; there is an aging population. Some of the changes as well are outdoor items; central air units, backup generators and so on; it will also deal with solar. The setback for generators currently are 60 foot from the property line and for some of the cases the houses are closer to the roadway and it would end it pretty far in their backyard. The hookups for the generators have to go on the right side of the home for installation. This will make sure that the backup emergency generators are beyond the front of the home and have to be screened. The ordinance change will also prohibit the uses of pawn shops in Town.

Mayor Wahler states that one of the things that Ms. Corcoran was stressing was that there are a lot of older homes in the community and it's becoming problematic to install these items. Ms. Corcoran states that in residential districts if it is just a replacement they don't need a zoning permit, just a building permit. However, if they are coming in for something new they will need both a zoning and a building permit. Chairperson Smith asks if there are any questions from the Board; seeing none, she opens it up to the public. Public portion closed. Resolution was given to the Board for review.

MOTION was made by Ms. Saunders to approve the amendment to the Zoning Ordinance; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster and Chairperson Smith voted yes on the motion.

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| 12. 19-PB-34 | 17 Plainfield Avenue, LLC |
| 19-PB-35V | Preliminary & Final Site Plan, Bulk Variance |
| | Block 6809, Lot 6, Zone: C |
| | 17 Plainfield Avenue |
| | Applicant would like to construct a second story addition. |

Chairperson Smith states that the application for 17 Plainfield Avenue, LLC has been postponed until February 10, 2021 with no further notice required.

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MAJOR SUBDIVISION

- 13. 19-PB-20/21V Minaret Investments, LLC
Preliminary Major Subdivision & Bulk Variances
Block 8706, Lot 9.01; Zone: R-10
30 Brotherhood Street
Applicant proposes to subdivide property into six (6) lots.**

Chairperson Smith states that the application for Minaret Investments, LLC has been postponed until February 10, 2021 with no further notice required.

14. DULY AUDITED BILLS TO BE PAID

MOTION was made by Ms. Saunders to pay the bills and seconded by Rev. Kenney.
ROLL CALL: Mayor Wahler, Rev. Kenney, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa and Chairperson Smith voted yes on the motion.

- 15. ADJOURNMENT: MOTION** made by Ms. Saunders to adjourn; seconded by Mr. Foster; All in favor.

The meeting was adjourned at 8:29 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – JANUARY 27, 2021 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 10, 2021 AT 7:30 P.M.

Respectfully Submitted,

Laura A. Buckley
Planning Board Clerk for Carol A. Saunders, Secretary

I certify that the foregoing is a true and correct copy of the Minutes of the Regular Meeting of January 13, 2021, same having been fully adopted by the Planning Board of Piscataway on February 10, 2021.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD