

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON FEBRUARY 10, 2021.

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 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, Rev. Henry Kenney, Michael Foster and Chairperson Brenda Smith.

ABSENT: Dennis Espinosa

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

SWEARING IN OF PROFESSIONALS: Steven Gottlieb, CME Associates

5. Chairperson Smith asks Mr. Barlow if there are any changes to tonight's agenda.

Mr. Barlow states that application number 19-PB-34/35V, 17 Plainfield Avenue, LLC, has been carried. The new date is April 14, 2021 with no further notice required by the applicant. Also, application number 19-PB-20/21V, Minaret Investments, have carried to April 14, 2021 with no further notice required by the applicant. That is all of the changes to tonight's agenda.

6. ADOPTION OF RESOLUTIONS FROM THE JAN. 13, 2021 MEETING: N/A

7. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JAN 13, 2021:

MOTION was made by Rev. Kenney to memorialize the minutes from the January 13, 2021 meeting; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

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8. DISCUSSION: Redevelopment plan for 857 Hoes Lane West, also known as Block 11901, Lot 22.15 on the Piscataway Township Tax map.

James F. Clarkin, IV, PP, 4Site Planning, is sworn in to give the presentation. Mr. Clarkin states that he prepared the redevelopment plan for 857 Hoes Lane West before the Board this evening. It is also known as Block 11901, Lot 22.15. He states that in the summer of 2017, the Board heard the initial in need of redevelopment study that was done by CME Associates. Later that summer, the Township Council adopted a resolution to formally make the property in need of redevelopment. In early 2018 a redevelopment plan was done by CME Associates and was adopted by the Township. Both the study and the plan were for a non-condemnation area in need of redevelopment and this amendment to the plan will not change that.

Mr. Clarkin states that since 2018 not much has happened on the property as far as redevelopment. The Township is looking to amend the redevelopment plan in order to spur redevelopment activity and in addition in December of 2020, the Board approved the reexamination plan for the Master Plan which proposed some rezoning in the Town. One of the rezoning was for this area, this lot, which encompasses the redevelopment plan.

The property is located in the southern part of the Town, it is at the corner of River Road and Hoes Lane West. If you were going east on River Road, Johnsons park would be on your right and the golf course would be on your left. The size of the lot is 8.7 acres and it is mostly wooded except for a few structures remaining on the property. One of the structures is an old home that could be argued to be a mansion in it's time when it was built in the 1740's along with two other structures like a garage and shed remain. This property is known as the Miller House through the Town. Back in 2003 Rutgers purchased the property with the intent to make it the residence of the University; that plan never went through and has been vacant since.

Mr. Clarkin states that the intent of this amendment to the redevelopment plan is to spur redevelopment activity where none has happened since the first plan three years ago and to be consistent with the new Master Plan reexamination report. Mr. Clarkin shares the plan on the screen (page 4). When the first redevelopment plan was done, the underlying zoning was the RR-1 which is the rural residential zone. It allowed single family homes and farm uses as well as some other rural conditional uses. He has amended this section to reflect the R-17.5 zone which is single family residential dwellings with the typical accessory uses and conditional permitted uses. In this zone currently, farm accessory uses are permitted, but he will point out, they have moved that to be prohibited as they feel it doesn't fit in that parcel. It is a very busy corner of the road.

Since the last redevelopment plan, the plan vision is the same, it's to have single family detached residential homes in the area which is consistent with the neighborhood around it. They have not altered the planning goals and objectives which is to create the land use requirements to change the parcel from vacant and underutilized to something more fitting in the neighborhood. Also, to use smart growth principles to fit with the Master Plan. Mr. Clarkin states that the changes to the plan are in the bulk requirements. He states that zoning change was implemented by the Master Plan reexamination.

This redevelopment plan is to match the zone standards of the R-17.5 zone with a few exceptions. As he mentioned, these are the same for the principle permitted uses, single family detached homes, Governmental parks and playgrounds, Governmental buildings and uses. The main difference is they made the farm accessory uses such as hay storage or chicken runs prohibited uses.

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There are required standards for development, required 6' high fence, landscaping, trees, etc. One important item is that they don't want any homes fronting on River Road or Hoes Lane West. The idea is to create an internal circular access drive where the homes would face the new roadway. The area yard and bulk requirements changed slightly to match those of the R-17.5 zone as per the reexamination report of the Master Plan. The changes are not that substantial; in the old plan the minimum front yard setback was 50 feet, now it is 40 feet.

Mr. Clarkin states that one other change to this section, in the old plan there was a density limit within the plan, they have removed that. The reason being is that there is a water course on the eastern part of the property, it actually flows into another lot. That will have an effect on the number of homes that could be built. Instead of putting a minimum or maximum they realized it's not necessary since there are only so many homes that could fit onto this space with the minimum lot sizes of 17,500 square feet. Those are the main changes to the plan, still residential uses.

On page ten (10) of the plan, it breaks down the parking requirements. Mr. Clarkin states that they are looking for a minimum of two enclosed parking spaces per unit, but no more than three. The minimum width for a residential roadway with on street parking, is consistent with the RSIS. The bike lane is to be continued and connected to the bike lane on Hoes Lane that is already existing. There was an environmental assessment done (page 11) when the initial study was done in 2017 by CME Associates.

Mr. Clarkin would like to discuss how this redevelopment plan is consistent with the Town's Master Plan reexamination report. He states that the Master Plan reexamination report continues the assumption from the 2005 Master Plan that the importance of redevelopment in the Township will still be very important for older developed sections of the Town. In the reexamination report it states that as vacant developable land diminishes in the Township, public and private redevelopment, rehab and adaptive reuse efforts will continue to increase, particularly with older sections of the Township and on older developed land parcels and buildings. It also states that due to the economic downturn that occurred in 2008, urban and older municipalities, including Piscataway Township, have refocused efforts for growth and economic opportunity through redevelopment. This is for areas or buildings that have been abandoned, substandard or unsafe, vacant, underutilized or generally were not likely to be developed without incentives.

Given Piscataway Township's excellent local access for regional roads and it's general location, they believe that this plan, as in plans in the past, have been largely successful and this will be no different. Mr. Clarkin states that this is consistent with the Master Plan reexamination. It's still consistent with the State Plan as always, Planning Area 1. Mr. Clarkin shares his screen to show the water course on the plan. He describes the area on the screen for the Board and shows where it runs through. It will have an effect on building homes in that area.

Councilwoman Cahill would like to ask what is the reason for the orientation; is this going to have a Hoes Lane address or something new. Mr. Clarkin states he believes there will be a new name for the new road so that way there won't be any driveways on Hoes Lane or River Road. Councilwoman Cahill states that the R-17.5 zone, government property, playgrounds, etc., you can have either single family detached dwellings or a governmental park or playground; Mr. Clarkin agrees. She believes this is the intent for single family homes.

Chairperson Smith asks how many houses would be built. Mr. Clarkin states that the old plan had a maximum of 14 homes. Because of the water course, he believes a few less, maybe twelve or so. Chairman Smith asks if there are any other questions from the Board. Mr. Gottlieb states, for

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clarification, without the environmental areas, they would have enough area for 21 single family homes based on the lot area and density. It would never happen because of the layout and then the wetland areas and water course. He believes Mr. Clarkin is pretty close with 12 to 14 lots.

Public portion open:

#1. Brian Rak, 1247 Brookside Road, is sworn in. He would like to know if there has been a traffic study done for this property. Mr. Clarkin states that he isn't aware of any traffic study being done. Typically, this would be done by a developer when they come back for site plan. For the number of homes referenced, it would not be significant. Public portion closed.

MOTION was made by Councilwoman Cahill to approve the Amended Redevelopment Plan for 857 Hoes Lane West; seconded by Ms. Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

9. 20-PB-12

**Viamare, LLC
Preliminary & Final Site Plan
Block 3502, Lot 2.01; Zone: LI-5
211 River Road**

The applicant is seeking amended site plan approval to connect into the Township sewer.

VARIANCES REQUESTED:

No variances are required at this time. *

*Site plan and variance approval was previously granted under Application #07-PB-25/26V.

Action to be taken prior to April 9, 2021

Attorney: Daniel Bevere

Daniel Bevere, Attorney, is here to represent the applicant. Mr. Bevere states that it's application 20-PB-12, property is located at 211 River Road. The property is located in an LI-5 zone in Piscataway Township. The reason that they are here is because they were granted site plan approval back in November of 2007 for an office building and a bank with a drive-thru. They received their approval to build a two-story 7,000+ square foot office building and connect a 2,000+ square foot bank with a drive-thru and teller service. It is a total of 10,000 square feet of building proposed. Several variances were granted for existing non-conforming issue, lot size, etc. Mr. Bevere states that no new variances are being proposed as part of this application.

Mr. Bevere states that in the previous application they were going to connect to the County sewer main. As it turns out, they are unable to do that because it is a high pressure forced main that they can't tap into it. Their solution is to run it 700 feet south to a municipal sewer line. That is the only reason they are here is because of the connection issues. They had a work session a few weeks ago and they worked out the issues. Mr. Bevere states that they have prepared an amendment to the County and sent that to the Board for review and the County, they are awaiting for approval or comments back from the County.

Essentially this is a simple application, the development has already been approved, variances granted. It is just a question of now connecting to the municipal line instead of the County. Mr. Bevere states that they were instructed by the Fire Marshall to increase the south drive access from 15 feet to 20 feet wide and they have agreed to do that.

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Mr. Michael Lanzafama, PE, Land Surveyor and Planner, Kasey & Keller, has been sworn in to testify. He has testified in front of this Board and many others since the 1980's; he is accepted. They are here only for the modification to provide sewer service for the building. There is no changes to the building, size, shape, configuration, etc. There is no change to the detention system, that system was modified some time ago when they got their original approval and meets the current standards; it provides for reduction in storm water runoff as well as treatment of the system.

Mr. Lanzafama states that the main directly in front of their property, he shares his screen with the Board, it is sheet 7 that was provided to the Board. They have added a pump station located on the southern end of the property that will pick up the sewer connection from the building and allow them to pump it up from that location via a 2" diameter forced main approximately 790 feet south of them to Ballas Lane where it will connect into an existing sanitary manhole at that location. This design was reviewed by the Middlesex County Utility Authority, MCPB as well as Mr. Herrera. This connection is a single connection for a building that generates less than 8,000 gallons per day so it does not require DEP approval.

The maintenance of the system will be retained and provided by the property owner. They have widened the driveway as stated earlier in testimony. In reference to CME report, there are no new variances being sought in this application. Mr. Bevere states that they will comply with all original approvals and conditions in the prior application. They will comply with all the comments in Mr. Hinterstein's report. Mr. Barlow asks how Piscataway Township is in this and not just the County. Mr. Bevere states that the County wants it done this way. Ms. Corcoran states that the Director of Public Works, the Township Attorney and the Business Administrator all agree that the Township does not have to be involved in that agreement and don't want to be involved in that agreement.

Mr. Barlow states that the problem that the Township has is that they were dragged into an agreement by a third party for no reason. Mr. Bevere states that he doesn't disagree, but this is what the County wants of them. Mr. Bevere states that by signing the agreement, it's not obligating the Town to anything. He believes it's just an acknowledgement that that is what the agreement is. Mayor Wahler states that any agreement that comes by would have to be approved through Council to be executed, it doesn't have to be signed. Mr. Bevere states that his application is straight forward. Ms. Corcoran asks if they agree with the D & R report. Mr. Lanzafama states that they have agreed to the past report and have been signed off on the plans initially. The comments are throw backs to the last approval; they have no problem certifying that it's in order and in compliance. Construction is ready to begin, that is how this came up.

Public portion open/closed.

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

SITE PLAN

- 12. 20-PB-08/09V QTS Investment Properties Piscataway, LLC
Preliminary & Final Site Plan; Bulk Variances
Block 4102, Lot 3.01 & Block 4202, Lot 6.02
101 Possumtown Road; Zone: LI-5
Applicant proposes to install a generator.**

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VARIANCES REQUIRED:

21-501 Required – 50 foot side yard setback for an accessory structure
Proposed – 32.8 foot side yard setback for an accessory structure

Action to be taken prior to March 9, 2021

Attorney: Lawrence Calli

Lawrence Calli, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Mr. Foster to approve the application; seconded by Ms. Saunders. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Rev. Kenney, Michael Foster and Chairperson Smith voted yes on the motion.

13. General Public comments; none.

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 8:54 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – FEBRUARY 24, 2021 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – MARCH 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 February 10, 2021, same having been fully adopted by the Planning Board of Piscataway on March 10, 2021.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD