

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

MOTION was made by Ms. Saunders to memorialize the resolution for Viamare, LLC; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Wahler, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster, Rev. Kenney and Chairperson Smith voted yes on the motion.

(b) 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
Application was approved.

MOTION was made by Ms. Saunders to memorialize the resolution for QTS, seconded by Ms. Corcoran. **ROLL CALL:** Mayor Wahler, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Michael Foster, Rev. Kenney and Chairperson Smith voted yes on the motion.

(c) Redevelopment plan for 857 Hoes Lane West, Block 11901, Lot 22.15; Approved.

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.

8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF FEB. 10, 2021.

MOTION was made by Ms. Saunders to memorialize the minutes from the February 10, 2021 meeting; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Carol Saunders, Dawn Corcoran-Gardella, Rev. Kenney, Michael Foster, Dennis Espinosa and Chairperson Smith voted yes on the motion.

9. DULY AUDITED BILLS TO BE PAID

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

10. DISCUSSION: Amended redevelopment plan for 150 Old New Brunswick Road, also known as Block 4501, Lot 1.03.

Steve Gottlieb states that what it before the Board is a minor amendment to the redevelopment plan which was revised through November 13, 2019. It is an addition to the permitted accessory uses and essentially it is asking to allow some repair of equipment within the building. That equipment would have to be used for the purposes of the use. However, it can only occupy up to 1% of the floor area of the proposed use. He states that with warehouse uses you have equipment, forklifts, etc. that are used. Sometimes it just needs to be repaired and it makes sense to allow something like this to occur within the building itself. This would be the only modification this evening to the redevelopment plan. Chairperson Smith asks if there are any questions from the Board; none. Public portion open/closed.

Mr. Barlow states in anticipation of the amendment being approved, he has drawn up a resolution to be memorialized this evening.

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

MOTION was made by Rev. Kenney to approve the resolution for the redevelopment plan; seconded by Michael Foster. **ROLL CALL:** Mayor Wahler, Rev. Kenney, Carol Saunders, Dawn Corcoran-Gardella, Michael Foster, Dennis Espinosa and Chairperson Smith voted yes on the motion.

Mayor Wahler leaves the meeting. He is within 200 feet of the next application and needs to recuse himself. Mr. Barlow states that we still have more than five members on the Board so we can proceed.

- 11. 20-PB-13 Dream Developers, LLC
Minor Subdivision
Block 7501, Lot 23.01; Zone: R-15
900 E Lincoln Avenue**
The applicant proposes to subdivide two lots.

VARIANCES REQUIRED:
No variances are required at this time.

**Action to be taken prior to May 5, 2021
Attorney: Jeffrey Chang**

Jeffrey Chang, Attorney, is here to represent the applicant. This is a minor subdivision application; the Board does have jurisdiction. The owner/applicant is Dream Developers, LLC; the property is block 7501, lot 23.01 also known as 900 E Lincoln Avenue which is located in a R-15 zone in Piscataway Township. It is approximately 39,895 square feet in size and as part of this minor subdivision application, no variances are being requested. It is a two lot residential subdivision. The two lots being proposed are 18,789 square feet and 21,106 square feet in size.

Mr. Chang states that currently, proposed lot 23.02 has access to E Lincoln Avenue, building permits were issued and construction has begun on that lot. The other portion (lot) 23.03 would have access onto Ted Light Way. He would like to have Sharif Aly to be sworn in as a professional Engineer. Mr. Aly is sworn in and accepted by the Board.

Mr. Aly shares the screen with the Board showing an aerial of the property. It is located close to Town Hall and the IEEE building. It is walking distance from Town hall which is north of the property. The property is located in the R-15 zone which is 15,000 square feet required, minimum is 100 x100. The property is located on page 75 of the tax map. The area is all residential and the cemetery is across the way. At the corner there is a house, 2 story, under construction; 5 bedrooms which faces Ted Light Way but the driveway is on E Lincoln Avenue.

Mr. Aly states that their proposal is to subdivide the lot into two lots so the original lot 23.01 will be made into two lots which is where the construction has already begun. The lot under construction will be close to 19,000 square feet. The second lot will be on the inside and will be future lot 23.03 and will be proposed to look similar as the one on the corner is already being constructed. This lot will be a big larger at over 21,000 square feet. Both lots will be larger than the required 15,000 square feet and meet all of the bulk requirements. There will be a 7 foot dedication of right-of-way. They will comply with the landscaping and add trees and sidewalks along the frontages. They will keep or replace trees on site.

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There will be cleanouts near the property line behind the future sidewalk, about 18' from the curb. Mr. Aly states that there will be a 6 foot chainlink fence in the rear of the property line. They are trying to match the existing right-of-way from the Church line. They will have two parking spaces in the garage and three spaces in the driveway. Ms. Corcoran asks if they will comply with all reports; they will. Chairperson Smith asks the Board if they have any other questions; none. Mr. Gottlieb discusses why he would like a fence and screening from IEEE. Mr. Aly states that he will work with Mr. Hinterstein for screening. Chairperson Smith opens it to the public.

Public portion open:

#1. Mrs. Walker wants to know if they are adding two more houses. Mr. Aly states that there is a house on the corner under construction, so just one more house, not two.

#2. Teddy Walker, 9 High Point Way, is sworn in. He states that there is water in his basement. He is also concerned about parking when the new houses are built. He believes it is difficult to make a left onto E. Lincoln and there is trouble seeing. Mr. Aly states that in reference to runoff, it will be tied into the drain so there shouldn't be any issues.

MOTION was made by Rev. Kenney to approve the resolution for the redevelopment plan; seconded by Michael Foster. **ROLL CALL:** Rev. Kenney, Carol Saunders, Dawn Corcoran-Gardella, Michael Foster, Dennis Espinosa and Chairperson Smith voted yes on the motion.

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

The meeting was adjourned at 8: 17 P.M.

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

NEXT PLANNING BOARD REGULAR MEETING – APRIL 14, 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 March 10, 2021, same having been fully adopted by the Planning Board of Piscataway on April 14, 2021.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD