

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON APRIL 14, 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, Councilwoman Gabrielle Cahill, Dawn Corcoran-Gardella, Dennis Espinosa, Carol Saunders, Rev. Henry Kenney, Michael Foster and Chairperson Brenda Smith.

ABSENT: None

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: Steven Gottlieb, CME Associates

6. CHANGES TO THE AGENDA

Mr. Barlow states that application number 21-PB-03/04, Goldman Rutgers Land/Limited Partnership, has been postponed until May 12, 2021. No further notice required. 19-PB-34/35V, 17 Plainfield Avenue, LLC, has been postponed to May 12, 2021; no further notice required. And 19-PB-20/21V Minaret Investments has been postponed until May 12, 2021 with no further notice required.

7. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON MARCH 10, 2021:

- (a) **20-PB-13** **Dream Developers, LLC**
 Minor Subdivision
 Block 7501, Lot 23.01; Zone: R-15
 900 E Lincoln Avenue
 Application was approved.

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

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

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

SITE PLAN

**9. 21-PB-05/08 Duke Realty Circle Drive Development, LLC
Preliminary & Final Site Plan
Block 4102, Lot 2; Zone: Redevelopment
141 Circle Drive North**
The applicant proposes to use the site for trailer storage.

DEVIATIONS REQUIRED:

Fencing

Required – a fence may be no more than 6 feet in height; chain link fences are prohibited
Proposed – a 6 foot chain link fence located on a wall to exceed a total height above 6 feet*

Lighting

Required – there shall be no more than 0.5 footcandles at property lines
Proposed – footcandles at property lines exceed this limit

*Retaining walls grades are not provided on the site plan drawings; therefore the combined height of fence and wall cannot be determined.

**If slats within the chain link fence are proposed, an additional deviation will be required.

**Action to be taken prior to June 28, 2021
Attorney: Aravind Aithal**

Aravind Aithal, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

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

SITE PLAN

**10. 21-PB-06/07 Duke Realty Washington Avenue Development, LLC
Preliminary & Final Site Plan
Block 5101, Lot 5.02, 6.02, 7.02; Zone: Redevelopment
1570 South Washington Avenue**
Applicant proposes to construct a warehouse with an office.

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Fencing

Required – a fence may be no more than 6 feet in height; chain link fences are prohibited
Proposed – a 6 foot chain link fence located on a wall 7.35 feet in height for a total height of 13.35 feet

21-1103(d) Required – three electric vehicle charging station
Proposed – no electric vehicle charging stations

Action to be taken prior to June 28, 2021
Attorney: Aravind Aithal

Aravind Aithal, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Rev. Henry Kenney to approve the application; seconded by Mr. Foster.

ROLL CALL: Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa, Rev. Kenney and Chairperson Smith voted yes on the motion.

14. DISCUSSION: ZONING ORDINANCE, SUPPLEMENTAL LANDSCAPE STANDARDS.

Ms. Corcoran states that basically any property along the Stelton Avenue corridor that is zoned business professional (BP) has to meet these landscape standards when they abut a residential zone. The Township's Landscape Architect worked with the Attorney to come up with these standards. This was sent down to the Planning Board from Council so the Board has to look at these and see if we agree with them. If the Board agrees, they will then be sent to Council for the second reading.

Chairperson Smith asks if the Board has had a chance to review them. Councilwoman Cahill states that this has come before Council, she would like to make the Board aware that these are additional requirements for businesses to ensure that there is enough buffer where they abut residential properties. It is an increase on the landscape buffering and additional restrictions on lighting. The Board has no objection with the additional standards.

Public portion open:

1. Brian Rak, 1427 Brookside Road. He states that he's kind of confused because on the map what appears to be residential houses in that zone; would they be required to put in all of this landscaping. Mayor Wahler states that this is for the buffering of businesses that are adjacent to residential homes. Any homeowner that has to come in for an addition has to come in to the Board for their own property. Mr. Barlow agrees; this is for businesses to buffer and give the residential homes more privacy from the businesses. It would not deal with a single family home who is putting on an addition and then have to put in ten foot high shrubs. Residents want more privacy from businesses.

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

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15. DULY AUDITED BILLS TO BE PAID

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

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

The meeting was adjourned at 10:18 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – APRIL 28, 2021 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – MAY 12, 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 April 14, 2021, same having been fully adopted by the Planning Board of Piscataway on May 12, 2021.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD