

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON MAY 10, 2023.

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 Brenda 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.

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.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, , Carol Saunders, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed. and Chairperson Brenda Smith. **ABSENT:** Michael Foster

Also present: Thomas Barlow, Esq., Ron Rinertsten, CME and Laura Buckley, Board Clerk. It was determined that a quorum was present by roll call.

4. **PLEDGE OF ALLEGIANCE**
5. **SWEARING IN OF PROFESSIONALS:** Ron Reinersten
6. **DULY AUDITED BILLS TO BE PAID**

MOTION was made by Dawn Corcoran to pay the bills; seconded by Alex Adkins **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basher Ahammed, Alex Adkins and Chairperson Brenda Smith.

7. **CHANGES TO THE AGENDA:** None
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON APRIL 12, 2023:**

- a. 22-PB-06/07V Azhar Javed & R. Jissaom Farooqi
Minor Subdivision & Bulk Variance
Block 8001, Lot 9; Zone: R-10
1112 Brookside Road
Approved.**

MOTION was made by Carol Saunders to memorialize the resolution for 22-PB-06/07V; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkin, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

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9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF APRIL 12, 2023

MOTION was made by Mayor Brian Wahler to memorialize the minutes from the April 12, 2023 meeting; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed, Alex Adkins and Brenda Smith voted yes on the motion.

10. 23-PB-07/08V

AA Diner, LLC

Preliminary & Final Site Plan, Bulk Variance

Block 5501, Lot 12.02; Zone: SC

1297 Centennial Avenue

Applicant would like to use existing tenant space for a diner.

VARIANCES REQUIRED:

21-1102

Required – 2,553 parking spaces

Proposed – 2,512 parking spaces

Action to be taken prior to July 17, 2023

Attorney: James Stahl

James Stahl, Attorney, is here to represent the applicant. Mr. Stahl states that they came to the Township for a change of tenancy and since it's a change in use the parking calculations have changed; the use is permitted under the ordinance. They will comply with Mr. Hinterstein's staff memorandum and will comply with signage. The existing parking is 2,512 spaces and the required is 2,553 parking space. They have received the CME report dated 4-21-2023.

Mr. Waseem Ahmed, the owner, is sworn in to testify. He currently owns four (4) diners in New Jersey and one in Pennsylvania. He will have approximately four employees, maybe a few more if needed. The diner will be an American style diner with take out, online ordering and seating; no drive-thru. There was a retail space there before and would like to put in the diner. The diner will be open 7 days a week from 7 am to 7 pm. Garbage and recycling will be picked up once a week; the container is in the rear of the building about two stores away. Mr. Ahmed states that they will have box truck deliveries 4-5 times a week from the bakery and refrigerated food trucks. Any vendors coming will come before noon. There is one shift but two shifts if needed.

Mr. Ahmed states that his diner in North Brunswick has 300 seats with 150 parking spaces. The diner proposed here in Piscataway has 49 total seats from the counter, booths and tables. Ms. Corcoran states that the plan shows 46 seats; Mr. Ahmed states that it is 49 seats total. Ms. Corcoran states that the parking calculations are still at 19 spaces. Public portion open/closed.

Mr. Ashraf Ragab, Architect, is sworn in to testify; he is accepted by the Board. He states that there are no exterior changes to the building proposed. They will have some counters and tables inside with televisions on the walls. Councilwoman Cahill asks if there are private parties; there will not be. Mr. Stahl states that they variances they are requesting are minimal and hope the Board looks favorably. Chairperson Smith asks the Board if there are any further questions; none. Public open/closed.

MOTION was made by Dawn Corcoran to APPROVE the application; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed and Chairperson Brenda Smith voted yes on the motion.

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- 11. 22-PB-27/28V KD Capital Ventures, LLC**
Minor Subdivision & Bulk Variance
Block 11207, Lot 8.01; Zone: R-10
164 Fisher Avenue
Applicant would like to subdivide into two lots.

VARIANCES REQUIRED:

Proposed Lot 8.01

- 21-501** Required – 35 foot front yard setback
Proposed – 25.2 foot front yard setback (existing)
Proposed – 14 foot front yard setback (steps) (existing)

Required – 25 foot rear yard setback
Proposed – 19.5 foot rear yard setback

Proposed Lot 8.02

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 7,500 square feet

Required – 100 foot lot width
Proposed – 75 foot lot width

21-613 Required – 100 foot lot frontage
Proposed – 75 foot lot frontage

*The front and rear steps/landing for the new dwelling can only encroach 5 feet into the setback or an additional variance(s) will be required.

Action to be taken prior to July 5, 2023
Attorney: Anand Dash

Anand Dash, Attorney, is here to represent the applicant. This application was carried from the April 12, 2023 meeting with previously provided testimony from their Planner. Mr. Barlow states that Christian Cueto, PE, is sworn in and accepted by the Board; 320 North Avenue East, Cranford, Harbour Consultants. He has reviewed the plans that were submitted to the Board. Mr. Barlow states that all of the testimony was in before the Board at the last meeting. There were some questions from the neighbors who had utilized the vacant portion of the property and had some questions about their continued use on the property. The Board decided to adjourn the meeting for one month to let those individuals explore their options and come back if they had any additional questions.

Chairperson Smith asks the Board if they have any further questions; none.

Public portion open: 1. Joyce Hancock Williams, 155 Park Avenue, sworn in. She would like to over somethings. She loves Piscataway, lived here her entire life. She knows the history of the property. M.J. Jackson migrated from Georgia and he purchased this property because it reminded him of his home in Georgia. He owned several properties that he sold to family members prior to zoning that is now in place. She explains the rest of the history. There is not enough parking in this area now and shouldn't be built on. 2. Jeffery Williams, sworn in, 155 Park Avenue. There is a moratorium does that mean that they can't build the home? Mr. Barlow states that the Board can't give approval to open the road. Fisher Avenue has a moratorium that ends in 2025 and Park Avenue expires in September of 2029. Public closed.

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MOTION was made by Dawn Corcoran to APPROVE the application; seconded by Rev. Henry Kenney.
ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed and Chairperson Brenda Smith voted yes on the motion.

- 12. 23-PB-03/04V Manuel Angulo & Miriam Valentin**
Major Subdivision & Bulk Variance
Block 603, Lots 3 & 78; Zone: R-7.5
1917 W 5th Street & 1912 W 7th Street
Applicant would like to subdivide property into two lots.

VARIANCES REQUIRED:

Proposed Lot 3.01

21-501 Required – 75 foot lot width
Proposed – 50 foot lot width

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage

24-702.3 Required – an enclosed parking space must measure at least 12 feet in width and 20 feet in length and shall not be obstructed with a stairway, landing, etc.
Proposed – a garage measuring 11.33 feet in width by 21 feet in length

Proposed Lot 3.02

21-501 Required – 75 foot lot width
Proposed – 50 foot lot width

Required – 8 foot side yard setback
Proposed – 7.6 foot side yard setback
Proposed – 5 foot side yard setback (deck)

Required – 8 foot side yard setback for an accessory structure
Proposed – 7.58 foot side yard setback for an accessory structure

21-613 Required – 75 foot lot frontage
Proposed – 50 foot lot frontage

Proposed Lot 78.01

21-501 Required – 75 foot lot width
Proposed – 70 foot lot width

21-1101.3 Required – paved driveway
Proposed – gravel driveway

Action to be taken prior to July 17, 2023
Attorney: John Sullivan

John Sullivan, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development office.

MOTION was made by Dawn Corcoran to APPROVE the application; seconded by Rev. Henry Kenney.
ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, Alex Adkin, E. Basheer Ahammed and Chairperson Brenda Smith voted yes on the motion.


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- 12. ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 9:02 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – MAY 24, 2023 AT 2:30 P.M.


NEXT PLANNING BOARD REGULAR MEETING –JUNE 14, 2023 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 May 10, 2023, same having been fully adopted by the Planning Board of Piscataway June 14, 2023.



**CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD**