

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JULY 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, Michael Foster, Dennis Espinosa, Rev. Henry Kenney and Chairperson Brenda Smith.

ABSENT: Carol Saunders

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 20-PB-06, Nathan A. Yates, has been postponed until August 11, 2021; applicant will notice. 21-PB-09/10V, Paul Rabouin, has been postpone to September 1, 2021; no further notice required.

7. ADOPTION OF AMENDED RESOLUTION TO MEMORIALIZE ACTION TAKEN ON MAY 12, 2021:

- (a) **20-PB-10/11V Cintas Corporation**
Preliminary & Final Site Plan; Bulk Variance
Block 4701, Lot 2; Zone: LI-5
51 New England Avenue
Application was approved.

MOTION was made by Rev. Kenney to memorialize the resolution for 90 Hancock Road, LLC seconded by Ms. Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Rev. Kenney and Chairperson Smith voted yes on the motion.

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8. ADOPTION OF AMENDED RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JUNE 9, 2021:

- (a) **19-PB-33** **90 Hancock Road, LLC**
Preliminary Major Subdivision
Block 6501, Lot 12; Zone: R-10
90 Hancock Road
Application was approved.

MOTION was made by Ms. Corcoran to memorialize the resolution for 90 Hancock Road, LLC seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Rev. Kenney and Chairperson Smith voted yes on the motion.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JUNE 9, 2021.

MOTION was made by Chairperson Smith to memorialize the minutes from the June 9, 2021 meeting; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Rev. Kenney and Chairperson Smith voted yes on the motion.

10. DISCUSSION: EXTENSION OF TIME FOR 19-PB-40/41V, DIAZ PROPERTIES, LLC. Known as Block 9101, Lots 38, 39 and 40.

Thomas Barlow states that this is an extension of time request for 139/141 School Street, Block 9101, Lots 38, 39 and 40. The applicant had written and requested an extension until August 31, 2021 to perfect the subdivision and file the deeds. The letter of July 9th outlined the circumstances that they had in perfecting it. The permit extension act of 2020 was enacted to push back the time frames, but the applicant out of caution would ask the Board for this extension. Mr. Barlow states that there was a resolution drawn up for the extension.

MOTION was made by Ms. Corcoran to approve the approved the extension of time; seconded by Councilwoman Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Rev. Kenney, D. Espinosa, Mike Foster and Chairperson Smith voted yes on the motion.

11. COURTESY REVIEW: BOARD OF EDUCATION. To install rooftop solar panels on eight (8) buildings.

James Brown, on behalf of the Solar company, will explain the project. They would like to place solar panels on the rooftops of the eight Piscataway Township Schools. They are offering it to them what is called a purchase power agreement which requires no capital outlay from the school district and saves them money over the term of the contract. It is a 15 year power purchase agreement where they purchase power at a much lower price than what they are paying now. The benefit is to the School District since it doesn't cost them any money and it will save them money in the future.

Mr. Brown states that to implement the solar, they install it, operate and maintain it and fund it through one of their third party partners called Green Skys. They do many school districts throughout the State where they don't use any of their budget money to get solar and still save money. He shares his screen with the Board to show where the panels will be on each school.

Mr. Brown states that Piscataway High School has some existing solar already, and they will be adding to the existing panels. They will be placed on the roof, not really visible from the street. The particular system is 220 kw and generates about 300,000 a year and has 491 solar panels which are

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450 watt panels. Dawn Corcoran asks what is the proposed height of the panels. Mr. Brown states that they are flat on the roof with a slight angle; starts a few inches and goes to about 12 inches. The equipment will be placed on the roof, not on the ground. Councilwoman Cahill asks about the timeline of the project. Mr. Brown states that they say about 12 months but it usually only takes about 7 to 8 months.

Mr. Brown shows Quibbletown Middle school, again, they are adding to the existing panels. T. Shor Middle School has some solar panels already, but very few, so they will be adding to the existing. This one would have 499 solar panels at 450 watts. Rev. Kenney asks if they do the work or do they have subcontractors. Mr. Brown states that for specific things they do use other contractors. He shows the plan for the Ethel Road Maintenance building. They are still checking on this one, the building is old and they are not sure if the roof and structure are safe to put on. It is not looking good at this time. Mayor Wahler states that the building was built in the 1940's and used as a mess hall and in 1957 was used for Hungarian refugees.

Mr. Brown shows the next plan for the Martin Luther King Intermediate School. This school does not have any solar panels at this time, they will be adding 734 solar panels at 430 watts. The next is Eisenhower Elementary school which also has no solar panels; they will be adding 539 panels at 430 watts, 242 kw. Arbor Intermediate School has panels and they will only be adding a few at this time. Knollwood Elementary has no previous panels and they will be adding 421 solar panels. Grandview school has no previous panels and they will be adding 530 total solar panels. The last school shown is Fellowship Farm School will be adding 334 panels at 450 watts. Chairperson Smith asks the Board if there are any other questions, there are not. The public portion is open/closed. The Board does not have any issues or concerns with the solar panel project.

14. DULY AUDITED BILLS TO BE PAID

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

15. ADJOURNMENT: MOTION made by Rev. Henry Kenney to adjourn; seconded by Ms. Corcoran; All in favor. The meeting was adjourned at 7:55 P.M.

NEXT SITE PB/WORKSHOP BOARD MEETING – JULY 28, 2021 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – AUGUST 11, 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 July 14, 2021, same having been fully adopted by the Planning Board of Piscataway on August 11, 2021.

CAROL A. SAUNDERS, Secretary
PISCATAWAY TOWNSHIP PLANNING BOARD