

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON AUGUST 10, 2022.

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 P.M. on Zoom (online), Piscataway, New Jersey by Vice-Chairman Rev. Henry Kenney.

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, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins and Chairperson Brenda Smith. **ABSENT:** Mike Foster and Dennis Espinosa

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

4. **PLEDGE OF ALLEGIANCE**
5. **SWEARING IN OF PROFESSIONALS:** Ronald Reinertsen, CME Associates
6. **DULY AUDITED BILLS TO BE PAID**

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

7. **CHANGES TO THE AGENDA:** None
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON JULY 13, 2022:**

(a) 22-PB-09 **90 Hancock Road, LLC**
 Major Final Subdivision
 Block 6501, Lot 12; Zone: R-10
 90 Hancock Road
 Final Subdivision; Approved.

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MOTION was made by Carol Saunders to memorialize 22-PB-09; seconded by Rev. Henry Kenney.

ROLL CALL: Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Kenney, Alex Adkins, and Chairperson Smith voted yes on the motion.

- (b) 21-PB-34/35V 140 Circle Drive North, LLC
Preliminary & Final Site Plan
Block 4101, Lot 3; Zone: LI-5
140 Circle Drive North
Addition; Approved.**

MOTION was made by Carol Saunders to memorialize 21-PB-34/35V; seconded by Rev. Henry Kenney. **ROLL CALL:** Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Alex Adkins, Kenney, and Chairperson Smith voted yes on the motion.

- (c) 22-PB-13/14V M & M Realty Partners at Piscataway, LLC
Preliminary & Final Site Plan
Block 5701, Lots 2; Zone: M-2
1690 S Washington Avenue
Two Warehouses; Approved.**

MOTION was made by Carol Saunders to memorialize 22-PB-13/14V; seconded by Rev. Henry Kenney. **ROLL CALL:** Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JULY 13, 2022

MOTION was made by Carol Saunders to memorialize the minutes from the June 8, 2022 meeting; seconded by Rev. Henry Kenney. **ROLL CALL:** Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Dennis Espinosa, Carol Saunders and Chairperson Smith voted yes on the motion.

10. DISCUSSION: Ordinance to Amend and Supplement the revised general ordinances of the Township of Piscataway. Chapter XXI, Section 8A, Flood Damage Prevention. Adopt new flood plain management regulations.

MOTION was made by Dawn Corcoran to approve the amendment for Chapter XXI, Flood Damage Prevention; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Kenney, and Chairperson Smith voted yes on the motion.

11. DISCUSSION: To authorize 4Site Planning, LLC, to prepare an Area in Need of Redevelopment Study for 10 Normandy Drive. Also known as Block 3702, Lot 1.02.

MOTION was made by Dawn Corcoran to authorize 4Site Planning, LLC to prepare an area in-need study for 10 Normandy Drive; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Kenney, and Chairperson Smith voted yes on the motion.

- 12. 22-PB-18V Benner HP, LLC
Bulk Variance
Block 906, Lot 17.02; Zone: R-7.5**

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416 Victoria Avenue

Applicant would like to construct a one-car detached garage.

VARIANCES REQUIRED:

Proposed Lot 17.03

21-501

Required – 25 foot front yard setback

Proposed – 2.5 foot front yard setback (steps) (existing)

Required – 25 foot rear yard setback

Proposed – 18.5 foot rear yard setback (existing)

Required – maximum building coverage 20 percent

Proposed – 22.55 percent building coverage

Action to be taken prior to November 24, 2022

Attorney: Bob Smith

Bob Smith Attorney, is here to represent the applicant. He states that they had prior approved on July 13, 2022 for a two-lot subdivision. The Board required the applicant to construct a detached garage which the applicant will comply, but this triggered a bulk variance for building coverage; 22.55%. Ms. Corcoran states that the garage would be 12' x 20', that is what required. Chairperson Smith asks the Board if they have any further questions, none. Public portion open/closed.

MOTION was made by Councilwoman Cahill to approve the application; seconded by Dawn Corcoran.

ROLL CALL: Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins and Chairperson Smith voted yes on the motion.

Mr. Barlow states that since they had prior approval, he had drawn up a resolution for both application. Chairperson Smith asks the Board for a vote on the resolution.

MOTION was made by Carol Saunders to adopt the resolution; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins and Chairperson Smith voted yes on the motion.

13. 22-PB-08

IPT Kingsbridge Business Center Urban Renewal, LLC

Preliminary & Final Site Plan

Block 6702, Lot 6.02; Zone: Redevelopment

40 Kingsbridge Road

Applicant proposes to construct a warehouse.

DEVIATIONS REQUIRED:

No deviations are required at this time.

*The applicant must comply with the State's Municipal Electric Vehicle Ordinance.

Action to be taken prior to September 14, 2022

Attorney: Donna Jennings

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

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

- 14. 22-PB-15 Rockefeller Group Development Corporation
Preliminary & Final Site Plan
Block 5901, Lot 2; Zone: Redevelopment
10 Constitution Avenue
Applicant proposes to construct a warehouse.**

VARIANCES REQUIRED:

- No variance required at this time.

**Action to be taken prior to November 11, 2022
Attorney: Christopher H. DeGrezia**

Christopher DeGrezia, 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 Carol Saunders.
ROLL CALL: Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Carol Saunders and Chairperson Smith voted yes on the motion.

- 15. 21-PB-42/43V Rayven Heights, LLC & Koduri
Major Subdivision & Bulk Variance
Block 9001, Lots 9 & 10; Zone: R-10
17 & 21 School Street
Applicant proposes to subdivide into three (3) lots.**

VARIANCES REQUIRED:

Proposed Lot A

21-501 Required – 100 foot lot width
Proposed – 75.5 foot lot width

Required – 8 foot side yard setback for an accessory structure
Proposed – 4.8 foot side yard setback for an accessory structure (existing) *
Proposed – 4.7 foot side yard setback for an accessory structure (shed) (existing)

21-613 Required – 100 foot lot frontage
Proposed – 75.5 foot lot frontage

21-3(b) Required – in residential zones an accessory building should not exceed 25 feet by 25 feet
Proposed – an accessory building 22.6 feet by 31 feet (existing)

Proposed Lot B

21-501 Required – 100 foot lot width
Proposed – 75.25 foot lot width

21-613 Required – 100 foot lot frontage
Proposed – 75.25 foot lot frontage

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Proposed Lot C

21-501 Required – 100 foot lot width
Proposed – 75.25 foot lot width

21-613 Required – 100 foot lot frontage
Proposed – 75.25 foot lot frontage

*The accessory structure will be converted back to a two car garage.

**The existing fence located over an easement must be removed or an additional variance will be required.

Action to be taken prior to August 12, 2022

Attorney: John Wiley

John Wiley, Attorney, is here to represent the applicant. He states that they are here for a 3 lot subdivision; the existing home will be turned back into a single family dwelling with the removal of the apartment over the garage; the garage will be converted back to a one car garage. The height of the homes will not exceed 33 feet, the width will be no more than 45 feet and they will work with the Town for the façade. They will also remove the existing shed out of the easement.

Leslie Walker, PE, Meridian Engineering, is sworn in to testify and accepted by the Board. He states that the address is 17 & 21 School Street. Mr. Walker states that to the east, north and west are existing residential homes and the Villas at Fairway are to the south. He shares his screen with the Board; A-1, color rendering showing all three lots. Lot A (17 School St) is the existing home, the new homes are labeled B & C. There is a home and shed on 21 School Street which will be removed to make way for one of the new homes to be constructed.

Mr. Walker states that each home has four (4) bedrooms and an in-law suite; so five (5) bedrooms each. There is a very small sliver to the south west corner of the site that has a map flood hazard at that back corner; elevation is 69 and up toward the development site. There are existing mature trees which will all stay and there is wetlands line across the plan and there is a 50 foot wetlands buffer; all of the improvements are outside the required buffer including the drywells.

Mr. Walker states that both new homes will have a two car garage and a 20 foot wide driveway; three (3) parking spaces are required they will be providing 3 ½ as per the ordinance. He discusses the elevations; existing utilities will be used. They will be taking down eleven (11) trees but will be installing fourteen (14) trees; they are placing 4 street trees and will work with the professionals for placement. New concrete aprons and sidewalks as per the ordinance. They are increasing impervious by 4,800 square feet and they will be installing drywells for both homes.

The existing lots total just under 2 acres in total; each proposed lot will be over 29,000 square feet where 10,000 square feet is required. The lots are 385 feet deep but the frontage is short on all lots, they far exceed the required square footage for area. The use of the garage is non-conforming and will be corrected by this application. There is also a Municipal drainage ditch that runs on the side of the property, the fence wraps around it, they will remove and replace the fence to be on the property.

Ms. Corcoran asks when will the garage conversion take place; no permits will be approved until this is done. Mr. Wiley agrees to the condition that they garage must be converted back prior to any permits being issued. Mr. Reinertsen states that there are some environmental restrictions, can they make the new homes deeper without encroaching. Mr. Walker states that yes, they have quite a bit of room; there will not be an issue moving them back. It is about 50 feet before they hit the wetland buffer.

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Chairperson Smith asks the Board if they have any further questions; none. She opens it to the public.

1. Viola Eaddy, 13 School Street, is sworn in. She asks if it's the red home across from her. Yes, the original home will remain. 21 School Street will be demolished. Mr. Walker shares his screen (A-2) and shows her which one is staying and which one is being demolished. Public portion closed.

Carol Saunders asks when the home will be constructed; there is an eight (8) year moratorium on this road (4/2025). Mr. Wiley states that if the application would want to proceed, they would have to mill and overlay the width of the roadway. Mayor Wahler states that on the plans he noticed that they have underground utilities; they should throw around extra conduit line in there for the future because you don't know what their needs would be in the future; agreed.

Councilwoman Cahill states that if the applicant wanted to start construction before the end of the moratorium, what would we have to do. Ms. Corcoran states that the Board nor the staff can grant relief for that; it would have to go up to Administration and Council if the approval was granted. It would not be at the staff's discretion. They would have to address all of the conditions of the Board approval, come back for final site plan and then they would need to seek the approval from Council and Administration if at that point they want to start moving forward with construction.

Justin Auciello, PP, is sworn in to testify and accepted by the Board. Mr. Auciello shares his screen (A-3); overlay of site. He states that there are no setback or coverage issues for the proposed homes. The only bulk variances are existing on lot A. Mr. Auciello states that what is proposed is generally consistent with the character of the area and the character of the lots shown. The new lots will be larger in area than most lots in the area. They do agree to change the lots not to exceed 45 feet in width as requested. From a planning standpoint, this application does promote multi-purposes of zoning, light air and open space, there are some variances but there are no variances for coverage.

Mr. Auciello believes that the lots are suitable for the proposed homes. As Mr. Walker had testified, they are taking down some trees but will be installing 14 trees. What is proposed will add to the character of the area. Chairperson Smith asks the Board if there are any further questions; none. Public portion open/closed. Mr. Wiley states that there has to be a covenant-deed restriction, for Lot A to always remain a single family home.

MOTION was made by Dawn Corcoran to approve the application as amended: homes no larger than 45 feet, no higher than 33 feet and the garage has to be converted back to a garage; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Carol Saunders and Chairperson Smith voted yes on the motion

16. **22-PB-10/11V** **Piscataway Park**
 Preliminary & Final Site Plan, Bulk Variance
 Block 1601, Lots 1, 1.04, 1.05; Zone: R-M
 3060 New Brunswick Avenue
 Applicant proposes to construct a 675 square foot addition.

VARIANCES REQUIRED:

21-501 Required – maximum building coverage 20 percent
 Proposed – 20.94 percent building coverage

 Required – 100 foot front yard setback for an accessory structure
 Proposed – 48.31 foot front yard setback for an accessory structure (leasing office)

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Proposed – 44.59 foot front yard setback for an accessory structure (leasing office) (existing)

Required – 25 foot side yard setback
Proposed – 23.64 foot side yard setback (existing)

Required – maximum height of an accessory structure 18 feet
Proposed – an accessory structure 19 feet in height (existing)

Required -10 foot side yard setback for an accessory structure
Proposed - 9 foot side yard setback for an accessory structure (existing)

21-627 Required – screening of outdoor mechanical equipment
Proposed – no screening (air conditioning units)

21-1102 Required – 1,100 parking spaces
Proposed – 1,046 parking spaces

*The applicant must comply with the State’s Municipal Electric Vehicle Ordinance.

**Additional variances have been previously granted by the board.

**Action to be taken prior to October 21, 2022
Attorney: Tim Arch**

Bob Smith, Attorney, is here to represent the applicant. Mr. Smith states that this is a very minor expansion of what is commonly known today as Royal Gardens; rebranded as Piscataway Park. The address is 3060 New Brunswick Avenue, which is the home of approximately 550 units/families. The proposed addition is 675 square feet and are in the R-M zone. All of the variances on the report are existing; the only variance requested is for maximum building coverage where the maximum is 20% and the existing is 20.9% and the proposed is 20.94%; very minimal at .04%.

Mr. Smith states that he has two witnesses this evening. Mr. Mike Zucker who is the Manager of the property and Craig Stires, PE, from Stires Associates. Mr. Zucker is sworn in to testify. He states that they would like to improve the site; they are renovating the apartments and making them more energy efficient. New boilers, lights and other items to improve the property. The addition will be 675 square feet for an office and fitness center. They built a clubhouse and tried to put in the office and the fitness center, but there is not enough room. Mr. Zucker states that they will comply with the State’s EV Ordinance and supply two (2) new EV Charging stations. Chairperson Smith asks if there are any questions from the Board; none. Public open/closed.

Craig Stires, PE, is sworn in to testify. Mr. Stires states that the property is located on the west side of New Brunswick Avenue, which is the east side of Piscataway Township. Property is just under 36 acres and has an apartment complex with 25 buildings, 550 units. It is a permitted use in the zone and there are a few non-conformities that are existing. Mr. Smith states that there is a requirement in Mr. Hinterstein’s report about screening the air conditioning units; they will provide the appropriate screening. Mr. Stires states that the addition is further back from the front yard setback than the existing building. The only new variance is the small percentage of building coverage. Mr. Smith asks if there are any items on Mr. Hinterstein’s report that they cannot agree to; Mr. Stires states that they can agree to all conditions.

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Mr. Smith states that they have received the conditional approval from Middlesex County Planning Board; they only asked to show ADA Compliance. Chairperson Smith asks the Board if they have any questions. Mayor Wahler asks about the Master Plan half width. Mr. Stires states that they do have a number of dedications on there and when they contacted the County they said they were in place. Ms. Corcoran states that our Township Engineer has confirmed that we have any right-of-way that is necessary for New Brunswick Avenue. There are dedications and an easement already. Public portion open/closed. The EV station is one charger, but will serve two parking spaces.

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

Mr. Smith asks the Board to memorialize the resolution this evening; it was prepared by Mr. Barlow. **MOTION** was made by Ms. Saunders to adopt the resolution; seconded by Ms. Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Carol Saunders and Chairperson Smith voted yes on the motion.

17. DISCUSSION: 90 day Extension of Time to perfect Minor Subdivision for Block 3610, Lot 8.09; Property known as 25 Maplehurst Lane. Application 21-PB-29/30V; resolution memorialized on January 12, 2022.

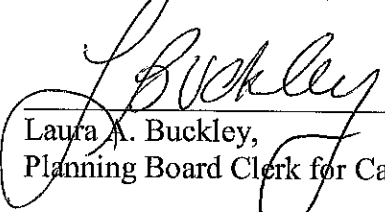
Thomas Barlow states to the Board that the application has a certain amount of time to perfect the subdivision. They are asking for only 90 days to perfect.

MOTION was made Councilwoman Cahill to approve the extension of time; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Carol Saunders and Chairperson Smith voted yes on the motion.

15. ADJOURNMENT: **MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 10:05 P.M.


NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JULY 27, 2022 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – AUGUST 10, 2022 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 August 10, 2022, same having been fully adopted by the Planning Board of Piscataway September 14, 2022.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD