

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 9, 2020.**

The Regular Meeting of the Piscataway Planning Board was called to order at 7:30 P.M. on WebEx (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 Cahill, Dawn Corcoran-Gardella, Rev. Henry Kenney, Carol Saunders, Dennis Espinosa, Michael Foster and Chairperson Brenda Smith.

**ABSENT:** Paul Carlton

**Also present:** Thomas Barlow, Esq., Steven Gottlieb, Laura Buckley

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**
6. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON AUG. 12, 2020:**
  - (a) **Extension of time (60 days) for 30 Rachel Terrace; Approved.**

**MOTION** was made by Ms. Saunders to adopt the resolution; seconded by Ms. Corcoran.

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

- (b) **AINOR Study, Block 4102, Lot 2, 141 Circle Drive North; Approved.**

**MOTION** was made by Ms. Saunders to adopt the resolution; seconded by Ms. Corcoran.

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

- (c) **AINOR Study, Block 5101, Lots 5.02, 6.02, 7.02. S. Washington/Access Road; Approved.**

**MOTION** was made by Ms. Saunders to adopt the resolution; seconded by Mr. Foster.

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

**7. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF AUGUST 12, 2020.**

**MOTION** was made by Ms. Saunders to adopt the minutes of July 8, 2020; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Rev. Kenney, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa and Chairperson Smith voted yes on the motion.

**SITE PLAN: Postponed until October 14, 2020- No further Notice Required**

8. 19-PB-34 **17 Plainfield Avenue, LLC**  
19-PB-35V **Preliminary & Final Site Plan, Bulk Variance**  
**Block 6809, Lot 6, Zone: C**  
**17 Plainfield Avenue**

**Action to be taken prior to September 10, 2020**  
**Attorney: Bob Smith & Associates**

**SITE PLAN**

9. 20-PB-07 **Kiss Products, Inc.**  
**Preliminary and Final Site Plan**  
**Block 3502, Lot 6.06; Zone: Redevelopment**  
**600 Ridge Road**

Applicant proposes to make improvements to the entrance of the existing building.

**VARIANCES REQUIRED:**

**No variances are required at this time.**

**Action to be taken prior to November 20, 2020**  
**Attorney: Bob Smith**

Bob Smith, Attorney, is here to represent the applicant. Mr. Smith states that Kiss is an already existing property in Piscataway and is already in business. They have been up and running for a period of time. Their original approval was part of the Rockefeller approvals for that area in Town; the actual address is 600 Ridge Road, building #4. They enjoy the benefit of doing their business in Piscataway. Their CEO (Mr. Kim) did plan on being here, but was caught up in travel.

Mr. Smith states that tonight's application is about aesthetics. Mr. Kim likes that facility very much and would like to dress it up. He has with him one witness this evening, Mr. Vincent Kelly, Langan Engineering, a licensed professional Civil Engineer, is sworn in to testify. He is accepted by the Board. Mr. Kelly prepared this application and the plan that is before the Board. Mr. Kelly states that the project is located at 600 Ridge Road, block 3502, lot 6.06 known as building number four (4) in the Rockefeller Logistics Center. Previously they were granted approval before the Board back in March of 2018. The plans were prepared by Langan Engineering.

Mr. Kelly states that the applicant would like to enhance the main entrance on the site. This could be done with the removal of the sidewalk along the building and some adjacent parking. They are going to replace this with granite pavers, enlarging the landscaping and islands and provide a decorative

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landscaping fever within the parking lot. Granite pavers with an outer ring, a decorative tree within the middle and provide grass cover along the rest. Mr. Kelly states that the entire disturbance 23 parking spaces will be removed within the front, 3 of them will be added back and 20 spaces will be relocated in the rear of the building that will be restriped over existing trailer parking spaces. The trailer parking spaces are currently being underutilized; therefore, it will not interfere with any current building operations.

Mr. Kelly states that this is a minor site plan application and they are simply disturbing approximately 300 square feet and they will be reducing impervious about 885 square feet. Mr. Smith asks Mr. Kelly that in his opinion, does he feel this will look a lot better; yes he does. In reference to the reports, a Memorandum dated 8-26-2020, signed by Mr. Hinterstein. Mr. Smith reads off the four (4) conditions in the report and they will comply. They have spoken to Mr. Hinterstein and will work with him in reference to the landscaping. The second report is dated August 20, 2020 by CME Associates. Mr. Kelly has had an opportunity to review the report and they will comply; they are consistent and conform to the redevelopment plan from the prior approvals.

Mr. Smith states that it is an already built site, the operation will continue to be the same operation that has been in use. The parking stalls that will be relocated to the truck loading area is the trailer parking spaces that are opposite of the loading area. It is their understanding that this parking area is very underutilized and it is just there. To comply with the previously approved site plan, they will relocate the 20 stalls back to that area. Mr. Kelly states that in reference to the safety aspect, they can park in the back and go through a back entrance and not have to walk around the building.

In reference to "F" in the CME report, they do not feel that it is necessary to remove the entire pavement section itself since they can just be done with striping. If they removed curbing and pavement then they would be considered a major application. It is very minimal what the application is proposing. The truck parking areas are not utilized; therefore, there shouldn't be any reason to put in curbs. Just the restriping will be sufficient. Mr. Smith states that soil erosion and sediment control is under the jurisdiction of Piscataway Township, they have their own soil and sediment control agency. The County Planning Board has already approved them prior.

Mr. Gottlieb states that in regards to the loading area, he did realize that it is trailer parking. He asks if that will have any impact on the need for additional trailer parking at any time in the future. Mr. Kelly states that the existing operations will not be expanding at this time or in the immediate future. The parking spaces for the trailers are not used at this time so they can relocate the parking stalls there. Mr. Gottlieb has visited the site and noticed that the parking area for cars isn't really that full when he was there. Mr. Kelly states that they moved the parking spaces there so they didn't have to ask for a variance. Mr. Gottlieb states that they are not going to need those extra parking spaces. Mr. Gottlieb states that when they do the new landscaping can they please spruce up and weed and the dying landscaping.

Councilwoman Cahill states that with the agreement that they follow the recommendations of Mr. Hinterstein. Do they know where they will be placed yet? Mr. Kelly states not exactly yet, he just spoke to Mr. Hinterstein yesterday. The trees at the corners of the landscape islands in the center of the parking spaces will be replacing evergreen shrubs with shade trees. Councilwoman Cahill asks about other areas of the parking lot. Mr. Kelly states no, they will be within the landscape islands. Ms. Corcoran states that she did speak to Mr. Hinterstein and he was confident they could work out the tree items in the report. Public portion open/closed.

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**MOTION** was made by Ms. Corcoran to approve the application; seconded by Mr. Foster.

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

**SITE PLAN**

- 10. 20-PB-04 Piscataway Centennial Developers, LLC  
Preliminary and Final Site Plan  
Block 6703, Lot 8; Zone: Redevelopment  
88 Centennial Avenue & River Road  
Applicant proposes to construct a hotel and gas station.**

**DEVIATIONS REQUESTED:**

**There are no deviations or waivers being requested at this time.**

**Action to be taken prior to September 25, 2020  
Attorney: Carl Kempf**

Carl Kempf, 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, Rev. Kenney, Carol Saunders, Dawn Corcoran-Gardella, Dennis Espinosa and Chairperson Smith voted yes on the motion.

**11. DULY AUDITED BILLS TO BE PAID**

**MOTION** was made by Rev. Kenney to pay the bills and seconded by Mr. Foster.

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

**12. ADJOURNMENT: MOTION** made by Councilwoman Cahill to adjourn; All in favor.

The meeting was adjourned at 10:00 P.M.

**NEXT SITE PB/WORKSHOP BOARD MEETING – SEPT. 23, 2020 AT 2:30 P.M.  
NEXT PLANNING BOARD REGULAR MEETING – OCTOBER 14, 2020 AT 7:30 P.M.**

Respectfully Submitted,

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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 September 9, 2020, same having been fully adopted by the Planning Board of Piscataway on October 14, 2020.**

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CAROL A. SAUNDERS, Secretary  
PISCATAWAY TOWNSHIP PLANNING BOARD