

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON OCTOBER 12, 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 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:** Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkin, Dennis Espinosa and Chairperson Brenda Smith. **ABSENT:** Mayor Wahler, Mike Foster

**Also present:** Thomas Barlow, Esq., Ron Reinertsen, 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:** None
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, Dennis Espinosa, Mike Foster and Chairperson Smith.

7. **CHANGES TO THE AGENDA:** # 22-PB-16/17V, Tanglewood, is postponed until November 9, 2022 with no further notice required.
8. **ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON SEPT. 14, 2022:**
  - (a) **DISCUSSION: Revolutionary Housing Group, LLC; 21-PB-40/41V, ext. of time, one year; Approved.**

**MOTION** was made by Rev. Kenney to memorialize the one year extension for 21-PB-40/41V; seconded by Ms. Saunders. **ROLL CALL:**, Dawn Corcoran, Councilwoman Cahill, Carol Saunders, Dennis Espinosa, Rev. Kenney, Alex Adkins and Chairperson Smith voted yes on the motion.

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**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF SEPT. 14, 2022**

**MOTION** was made by Carol Saunders to memorialize the minutes from the September 14, 2022 meeting; seconded by Councilwoman Cahill. **ROLL CALL:** Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Alex Adkins, Dennis Espinosa, Carol Saunders and Chairperson Smith voted yes on the motion.

10. **22-PB-16/17V**      **Tanglewood Terrace, LLC** ~~Postponed to Nov. 9, 2022~~  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 2201, Lot 23.01/24; Zone: R-M**  
**32 & 50 Old New Brunswick Road**  
Applicant would like to install a free-standing sign.

**VARIANCES REQUIRED:**

**21-1201.4**      Required – a free-standing sign shall not exceed 32 square feet in area  
Proposed – two free-standing signs, 54.7 square feet in area

Required – a free-standing sign shall be located 25 feet from the property line  
Proposed – two free-standing signs located 10 feet from the property line

**Action to be taken prior to November 30, 2022**  
**Attorney: Debra Shulski**

11. **22-PB-19**      **51 Holly Road Associates, LLC**  
**Preliminary Major Subdivision**  
**Block 6904, Lot 6.01; Zone: R-10**  
**705 Plainfield Avenue**  
Applicant proposes to subdivide property into four lots.

**VARIANCES REQUIRED:**

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

**Action to be taken prior to January 12, 2023**  
**Attorney: John Wiley**

John Wiley, Attorney, is here to represent the applicant. Leslie Walker, PE, is sworn in and accepted by the Board. Mr. Walker states that the present state of the property (shares screen A-1) sits along Plainfield Avenue, block 6904, lot 6.01, from Spencer Street to Custer Street. The lot is 100 by 400 and has a house and shed that sits in the middle of the property. Everything will be removed along with 57 trees to make way for the construction of four (4) new homes. The lot slopes from the southwest, Spencer to the Northeast on Custer. A-2, a colored version of the site plan. He states that it is a fully conforming subdivision creating four 100 x 100 lots. There are two existing non-conformities that will be eliminated by removing the existing home and shed, front yard setback.

Mr. Walker states that all four homes will be 2 ½ stories, approximately 2,571 square feet each. The driveways for the corner lots will be on the sides of the property, Spencer and Custer; the two middle lots will come out onto Plainfield Avenue. Each driveway is 20 feet wide so when combined with the two car garage, per RSIS standards, that gives you 3 ½ parking spaces per property; 2 ½ spaces are required. Sidewalks and curbs are existing and will be repaired or replaced as needed. The ADA ramps on the corners will be up to code. All of the utilities run out to Plainfield Avenue, there are existing services that will be placed underground. Each home will have a drywell in the front yard of the homes.

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Mr. Walker states that 57 trees of the 71 will be removed, right now they show 10 street trees and 43 replacement trees and believes they have credit for leaving some trees behind. They will go back and look at some of the existing trees to see if they can save more. There are 26 shrubs and perennials shown as foundation plantings in front of the homes. They will comply with all of the comments in the staff report. Councilwoman Cahill asks about the curb cuts, if they would need a road opening permit. Ms. Corcoran states that they stub in any utilities now so that if the Town has to go ahead and do road improvements, there will be an 8 year moratorium on the roadway. Mr. Walker states that they will put the utilities in right away.

Mr. Mark Marcille, Architect, is sworn in and accepted by the Board. Mr. Marcille shares his screen with the Board; a color rendering of the homes that have been already submitted. He states that the first floor has a front porch, left is a powder room and small mud room which accesses the garage. There is a dining space and open concept kitchen and family room. The second floor contains four bedrooms and two bathrooms. All four houses will have a different design; different color schemes, shutters, etc. There is an attic space for storage and utilities; it is low about 6 feet of height only. Chairperson Smith asks if there are any further questions; none. Public portion open/closed.

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

**12. DISCUSSION:** 90 day Extension of Time to perfect Minor Subdivision for Block 3610, Lot 8.09; Property known as 44 Barbour Place. Application 21-PB-29/30V, Di Costanzo; resolution memorialized on January 12, 2022. Previous extension of time granted (90 days) on August 10, 2022; expires on October 19, 2022.

Mr. Barlow states that Kevin Morse, Attorney, has requested a 90 day extension for 21-PB-29/30V. This would run to January 19, 2022 so they can close on the property. **MOTION** was made by Councilwoman Cahill to approve the application; seconded by Dawn Corcoran. **ROLL CALL:** Councilwoman Cahill, Dawn Corcoran, Rev. Kenney, Carol Saunders, Alex Adkins, Dennis Espinosa and Chairperson Smith voted yes on the motion.

**13. ADJOURNMENT:** **MOTION** made by Dawn Corcoran to adjourn; seconded by Ms. Saunders; All in favor. The meeting was adjourned at 8:04 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – OCTOBER 26, 2022 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING – NOVEMBER 9, 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 October 12, 2022, same having been fully adopted by the Planning Board of Piscataway November 9, 2022.



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD