

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

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 Wahler, Dawn Corcoran-Gardella, Carol Saunders, Dennis Espinosa, Rev. Henry Kenney and Chairperson Brenda Smith.

ABSENT: Michael Foster, Councilwoman Gabrielle Cahill

Also present: Thomas Barlow, Esq., Maryann Bucci, CME Associates, Laura Buckley

It was determined that a quorum was present by roll call.

- 4. PLEDGE OF ALLEGIANCE**
- 5. SWEARING IN OF PROFESSIONALS:** Steven Gottlieb, CME Associates
- 6. CHANGES TO THE AGENDA:** Mr. Barlow states that application #10 on the agenda, 20-PB-06, Nathan A. Yates, has been postponed until December 8, 2021. Also, # 11 on the agenda, 21-PB-09/10V, Paul Rabouin, has been Postponed until November 10, 2021 with no further notice required.
- 7. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON OCTOBER 13, 2021: N/A**
- 8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF OCT. 13, 2021.**

MOTION was made by Carol Saunders to memorialize the minutes from the October 13, 2021 meeting; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney and Chairperson Smith voted yes on the motion.

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9. DISCUSSION AND POSSIBLE ADOPTION OF THE 2022 MEETING CALENDAR.

MOTION was made by Ms. Corcoran to approve the Redevelopment plan for Block 6702, Lot 6.02; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney and Chairperson Smith voted yes on the motion.

SITE PLAN

**10. 21-PB-09/10V Paul Rabouin
Preliminary & Final Site Plan; Bulk Variances
Block 811, Lot 1.01; Zone: LI-1
145 11th Street
Application is for occupancy by a new tenant.**

VARIANCES REQUIRED:

21-501 Required – minimum floor area 10,000 square feet
Proposed – floor area 7,249 square feet (existing)

Required – 50 foot front yard setback
Proposed – 28.7 foot front yard setback (existing)

21-1101.3 Required – automobile parking space, all passageways and driveways and all off-street loading designed for permanent use shall be paved with a hard surface
Proposed – gravel lot (existing)

21-1102 Required – 15 parking spaces
Proposed – no parking spaces (existing) *

*The parking calculation is based on warehousing (1 space/500 square feet).

**Action to be taken prior to November 12, 2021
Attorney: Aravind Aithal**

Aravind Aithal, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office.

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

11. DISCUSSION: To Retain CME Associates for a report to rezone Block 5701, Lots 1.04, 1.05 and 2 on the Piscataway Township Tax Map.

Chairwoman Brenda Smith tells the Board that she needs to leave the meeting early. Mr. Barlow states that this is to do a rezoning report for Block 5701, Lots 1.04, 1.05 and 2 on the tax map. CME will prepare the report and the findings will then go to Council.

MOTION was made by Ms. Corcoran to retain CME Associates for the report to rezone Block 5701, Lots 1.04, 1.05 and 2; seconded by Chairperson Smith. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Dawn Corcoran-Gardella, Dennis Espinosa, Carol Saunders and. Rev. Kenney.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON NOVEMBER 10, 2021.

Mr. Barlow states that in anticipation of the discussion items being approved by the Board, they have received a copy of the resolution for review. Vice-Chairman Kenney asks for a motion on the resolution.

MOTION was made by Ms. Corcoran to adopt the resolution to retain CME Associates; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Dennis Espinosa, Carol Saunders and. Rev. Kenney.

15. DULY AUDITED BILLS TO BE PAID

MOTION was made by Carol Saunders to pay the bills; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Dennis Espinosa, Rev. Kenney and Chairperson Smith.

16. ADJOURNMENT: MOTION made by Rev. Henry Kenney to adjourn; seconded by Ms. Corcoran; All in favor. The meeting was adjourned at 8:15 P.M.

NEXT PLANNING BOARD WORKSHOP BOARD MEETING – NOVEMBER 24, 2021 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – DECEMBER 8, 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 November 10, 2021, same having been fully adopted by the Planning Board of Piscataway on December 8, 2021.

Rev. Henry Kenney, Assistant Secretary
Piscataway Township Planning Board