

**PISCATAWAY TOWNSHIP PLANNING BOARD
SITE PLAN/SUBDIVISION MEETING
WEDNESDAY, JANUARY 26, 2022 2:30 P.M.**

- 1. MEETING CALLED TO ORDER**
- 2. OPEN PUBLIC MEETING NOTICE**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**

- 5. 21-PB-46/47V ACMY, LLC**
Preliminary & Final Site Plan, Bulk Variance
Block 1701, Lot 2.03; Zone: M-5
4100 New Brunswick Avenue
Applicant proposes site work on property.

VARIANCES REQUIRED:

- 21-501** Required – 80 foot front yard setback
Proposed – 61 foot front yard setback (existing)
- 21-601** Required – no encroachment into the right-of-way
Proposed – a free-standing sign located with the right-of-way (existing)
- 21-1101.3** Required – paved parking lot
Proposed – gravel parking lot (existing)
- 21-1102** Required – 238 parking spaces
Proposed – 95 parking spaces (existing)
- 21-1103(d)** Required – 3 electric vehicle charging stations
Proposed – no electric vehicle charging stations
- 21-1203.5** Required – one free-standing sign
Proposed – two free-standing signs (existing)
- Required – a free-standing sign shall not be located any closer to the right-of-way line of the street than the minimum front yard setback for the principal use in the zone (80 feet)
Proposed – a free-standing sign located 39 feet from the right-of-way line of the street (existing)

Action to be taken prior to April 17, 2022
Attorney: Sandy Galacio

- 6. 21-PB-40/41V Revolutionary Housing Group, LLC**
Minor Subdivision and Bulk Variance
Block 8404, Lot 2; Zone: R-10
9 Water Street
Applicant proposes to subdivide property into two lots.

VARIANCES REQUIRED:

Proposed Lot 2.01

21-501 Required – 100 foot lot width
Proposed – 72.6 foot lot width (existing)

21-613 Required – 100 foot lot frontage
Proposed – 72.6 foot lot frontage (existing)

Proposed Lot 2.02

21-501 Required – 100 foot lot width
Proposed – 72.6 foot lot width (existing)

Required – 10 foot side yard setback
Proposed – 7.9 foot side yard setback (existing)
Proposed – 8.2 foot side yard setback (existing)

21-613 Required – 100 foot lot frontage
Proposed – 72.6 foot lot frontage (existing)

Action to be taken prior to May 5, 2022
Attorney: Kevin Morse

7. **21-PB-44/45V** **QTS Investment Properties Piscataway, LLC**
Preliminary & Final Site Plan; Bulk Variance
Block 4102/4202 Lots 3.01/6.02; Zone: LI-5
101 Possumtown Road
Applicant proposes to construct an addition.

VARIANCES REQUIRED:

21-501 Required – 50 foot side yard setback for an accessory structure
Proposed – 39.4 foot side yard setback for an accessory structure

Required – 100 foot front yard setback for an accessory structure
Proposed – 83.5 foot front yard setback for an accessory structure

21-619.2 Required – a fence located within the front yard setback line shall not exceed 6 feet in height
Proposed – a fence 8 feet in height

21-1102 Required – 1,147 parking spaces
Proposed – 155 parking spaces

21-1103(d) Required – 7 electric vehicle charging stations
Proposed – no electric vehicle charging stations

*All rooftop equipment must be located at least 12 feet from the roof edge or an additional variance will be required.

Action to be taken prior to May 1, 2022
Attorney: Lawrence Calli

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- 8. 21-PB-24 Maplewoods Condominium Association
Preliminary & Final Site Plan
Block 3101, Lot 16.01; Zone: R-10A
Lackland Avenue/Chariot Court
Applicant proposes to relocate existing trash enclosure.**

VARIANCES REQUIRED:

No variances are required at this time.

**Action to be taken prior to May 7, 2022
Attorney: Damon Kress**

9. ADJOURNMENT

**NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 9, 2022 AT 7:30 P.M.
NEXT SITE PLAN/SUBDIVISION BOARD MEETING – FEBRUARY 23, 2022 2021 AT 2:30**