

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON DECEMBER 8, 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 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 Wahler, Dawn Corcoran/, Carol Saunders, Dennis Espinosa, Rev. Henry Kenney, Michael Foster. Chairperson Smith will be attending shortly.

**ABSENT:** Councilwoman Gabrielle Cahill

**Also present:** Thomas Barlow, Esq., Steven Gottlieb, 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 #14 on the agenda, 20-PB-06, Nathan A. Yates, has been postponed until January 12, 2022. # 16 on the agenda, 21-PB-32/33V, Shantilal & Daxaben Patel, has been Postponed until Feb. 9, 2022; applicant must notice. #17 on the agenda, 140 Circle Drive N, 21-PB-34/35V, has been postponed until January 12, 2022; applicant will re-notice.

**7. ADOPTION OF RESOLUTION TO MEMORIALIZE ACTION TAKEN ON NOVEMBER 10, 2021:**

- (a) **21-PB-09/10V** **Paul Rabouin**  
**Block 811, Lot 1.01; Zone: LI-1**  
**145 11<sup>th</sup> Street**  
Approved.

**MOTION** was made by Carol Saunders to memorialize 21-PB-09/10V; seconded by Dawn Corcoran.

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

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**8. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF NOV. 10, 2021.**

**MOTION** was made by Carol Saunders to memorialize the minutes from the November 10, 2021 meeting; seconded by Rev. Kenney. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney and Dennis Espinosa voted yes on the motion.

9. **DISCUSSION:** To Amend Chapter XXI, Section 21-401 Zones Created, Section 21-402 Zoning Map, Section 21-501.1 M-1 and M-5 Industrial Districts, Section 21-501.1-Attachment 1 General Requirements and Section Requirements and Section 21.501.5- Attachment 5 of the Code to Add the M-2 Industrial District and Requirements and Chapter XXIV, Section 24-702.2 Design Standards for Off-Street Parking Areas.

Mr. Barlow states that there will not be a public portion for the discussion items (5 of them) on tonight's agenda; items or questions may be discussed at the next Council meeting. Steven Gottlieb, CME Associates states that CME Associates were requested to possible rezoning of Block 5701, lots 1.04, 1.05 and 2. Also known as 10-30 Knox Drive and 1690 S. Washington Avenue. Mr. Gottlieb shares his screen with the Board. He states that on the zoning analysis map it indicates three properties, lots 1.04, 1.05 and 2. The Planning Board on November 10, 2021 authorized CME to prepare a zoning analysis to review the current zoning and the viability of changing the zoning from LI-5 for lots 1.04 and 1.05 and RR-1 on lot 2 to a M-2 industrial zone.

The brief overview of the property is on the fringe of the Centennial Avenue industrial area and approximately .41 miles from the 287 interchange. The properties have access from South Washington Avenue; lots 1.04 and 1.05 are currently developed with two warehouse buildings which are approximately 538,000 square feet in area. Lot 2 is currently vacant with the exception of a single family dwelling which is vacant. Mr. Gottlieb states that lot 2 is 24.67 acres. Lot 1.04 is 23.94 acres and lot 1.05 contains 19.81 acres. There are a number of easements on each property which include an extra wide PSE&G easement. There are a number of restraints on the property including some wetlands on each of the lots which are subject to NJDEP review and approval. The properties are located in the LI-5 and RR-1 zones. LI-5 allows several industrial uses including warehouses and the RR-1 zone allows single family residential homes; 43,000 each lot or farming/open space.

Mr. Gottlieb states that the entire site is within sewer service but capacity is an issue. As far as the Master Plan goes, it was adopted in 2005 with a re-examination adopted in 2020. This site is located within planning area "C" of the Township; it is broken down into 5 areas of the Town. The 2020 re-examination report does not suggest any changes or recommendations that would affect these properties. The 2005 Master Plan does indicate that lot 2 was part of potentially an area set aside for open space and the adjacent property to the south was looked at and is also potentially rezoning for senior housing. The property is currently within the Metropolitan Planning Area (1).

Mr. Gottlieb states that they are looking at these properties to be rezoned from LI- and RR-1 to a new Industrial zone which is M-2. The M-2 zone has similar standards to any LI-1 zone. They looked to see if it was consistent with the Master Plan. They looked at sewer, site access, proximity to other uses, economic trends, etc. They determined that the M-2 zone proposed for the site could be considered appropriate based upon warehouse uses and others in proximity within half a mile. The property has access to major thruways, Centennial Avenue and Route 287. There would also be less of a demand for sewer and as well as infrastructure and services. Industrial uses usually provide their own infrastructure; residential has a higher demand.

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The access from the site is only from South Washington Avenue, limited potential to access residential areas near by. This use would have less of an impact on the Township as far as services and infrastructure. The market demand in New Jersey is high for these uses and is beneficial. Vice-Chairman Henry Kenney asks the Board if they have any comments or questions; they do not. Mr. Barlow asks for a motion.

**MOTION** was made by Ms. Corcoran to approve the amendment to Chapter XXI; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney and Dennis Espinosa voted yes on the motion.

**10. DISCUSSION: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI, ZONING, SECTION 1301, SPECIFICALLY PROHIBITED USES FOR ALL ZONE.**

Chairperson Brenda Smith joins the meeting. Dawn Corcoran states that so there are several proposed amendments to the Township ordinances, however, there is only one that pertains to zoning. It is prohibiting a second kitchen in single family dwellings; that is the only change to the Zoning Ordinance. What they are finding is that the second kitchens in homes have been illegally converted so they are putting it on the books and making it very clear that there can not be a second kitchen in a single family home. Chairperson Smith asks the Board if they have any questions. Rev. Kenney states that he believes it is a good change.

**MOTION** was made by Rev. Henry Kenney to approve the ordinance to amend and supplement the General Ordinances; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Dennis Espinosa and Chairperson Smith voted yes on the motion.

**11. DISCUSSION: Redevelopment plan for Block 6702, Lot 6.02 also known as 40 Kingsbridge Road on the Piscataway Township Tax Map.**

James Clarkin, IV, 4Site Planning, is sworn in to present the redevelopment plan. Mr. Clarkin states that this is a redevelopment plan for 40 Kingsbridge Road, known as block 6702, Lot 6.02. It is between 287 and Centennial Avenue (shows map on screen). On November 4, 2021 the Town Council designated the redevelopment of a non-condemnation area in need by resolution. The Planning Board then asked for a redevelopment plan for the property which is why they are here tonight. This plan proposes light industrial warehousing as a permitted use within the area and the only use. It fits in with the character of the neighborhood within the existing zoning and with the Master Plan.

Mr. Clarkin states that the property is about 6.64 acres in size and currently has a 77,000 square foot one Story office building split by two parking lots. It was built in 1976; the study was done in October and this was the recovery office space the Deutsche Bank was using but they are no longer using it and there is significant vacancies. The use is obsolete and given the rise of work from home, that is how they found that the site was in need of redevelopment.

Mr. Clarkin states that the plan continues to go over the LI-5 zone; the plan lists all of the uses. On page 5 of the report, it lists the goals and objectives. There is only one permitted principle use which is warehouse with permitted accessory uses; parking, loading, small offices within the warehouse, guardhouses, signs, fences if needed, emergency generator, electric charging stations that is consistent

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with the zoning ordinance and State law. They are hoping for solar energy systems. Prohibited uses are anything that is not listed. No outdoor storage of materials. Mr. Clarkin states that it is pretty straight forward from a land use and permitted use standpoint. Table B on page 7 goes over the bulk requirements; they feel these requirements will allow for a nicely sized warehouse to fit on the site and not over dominate it. There is plenty of room with setbacks and a maximum height of 60 feet which is consistent with other buildings in the area; maximum impervious coverage is 85%.

There are some accessory structure bulk requirements, guard houses, etc. The minimum front yard setback is only for guardhouses, they do not want other accessory structures in the front yard. This plan will supersede the zoning ordinance for the LI-5 industrial zone and if the plan passes it will be put in place for this parcel.

Mr. Clarkin states if this plan is approved by the Board and Town Council, eventually a redeveloper will be selected and come before the Board; at that time, they will need to do a traffic analysis. They are asking for 5 foot sidewalks along Kingsbridge Road. In reference to parking, it would be one space per 1,500 square feet of gross floor area; the office is one space per 200 square feet. There will be a requirement for a minimum of two (2) electric charging stations in the parking lot. The solar panels are existing on the site, the developer will try to reuse the panels but they will make the roof of the warehouse solar ready so that if the new tenants want to have solar they can easily connect.

He goes over general design provisions which are pretty straight forward; nothing flammable, etc. Only two monument signs are allowed on the Kingsbridge Road frontage and can't be more than 100 square feet and 6 feet in height. Only one wall sign and no pylon or flashing signs. There will also be the typical signage for traffic flow. Light poles or wall mounted lights can't be higher than 30 feet; lighting should not be a problem. Mr. Clarkin states that the landscaping plan is usually done during site plan and they would work closely with Mr. Hinterstein at that time; he did not put too many items in the plan for that reason. When he met with the potential developer, they would like to do a national stormwater basin and landscaping in the front yard to buffer parking and to act as their storm water basin.

Mr. Clarkin states that fences can't be more than 6 feet in height, no chain link or powder coated. Roof top equipment must be out of view. There are existing diesel fuel storage tanks underneath as per the environmental assessment, it would be up to the developer to comply with all NJDEP and LSRP requirements to remove those should this plan move forward. This plan is consistent with the Master Plan reexamination that was done in 2020; redevelopment activity will become an increasingly important land use issue especially in older sections of the Township. The property was developed originally in 1976 and is need of redevelopment. Mr. Clarkin believes it is consistent with the Master Plan, no issues with adjacent Municipalities and since the Town is in Planning Area 1 they are in compliance with the State development and redevelopment plan. Chairperson Smith asks if there are any comments or questions from the Board; none.

**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, Dennis Espinosa and Chairperson Smith voted yes on the motion.

12. **DISCUSSION:** Redevelopment plan for Block 5901, Lot 3.23 also known as 10 Constitution Avenue on the Piscataway Township Tax Map.

Steve Gottlieb, CME Associates, is here to present the redevelopment plan. Mr. Gottlieb states that this is a redevelopment plan for 10 Constitution Avenue, known as Block 5901, Lot 3.23. The property is

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located in the LI-5 zone and is 17 acres in area. The property was subdivided in 2019 and contains an existing office building. This property was determined to be an area in-need of redevelopment back in June of 2021 as non-condemnation. The site has frontage on Constitution Avenue and they have looked into the potential of redevelopment as warehousing. The redevelopment plan overall remains consistent with both the Township Master Plan and the State Development and Redevelopment Plan (PA-1).

Mr. Gottlieb states that the plan itself is looking for a proposed warehouse use. The plan envisions a transformation of this underutilized parcel to change it to an economically and socially productive use. The use will be intergrated into the site and neighboring land uses. They created standards that would allow for a simple list of permitted uses which would be warehousing, light manufacturing and light assembly. Permitted accessory uses are offices, trailer storage, guard houses, fences, charging stations, etc. Prohibited uses would be those that are not expressly permitted; no outdoor storage of goods or materials. He lists the yard requirements.

They are asking for significant landscaping, evergreens, along the south side of the property which abuts the Randolphville Elementary school. A minimum of an eight (8) foot high solid sound fence. In reference to sidewalks, they are requiring five (5) foot wide sidewalks along Constitution Avenue and four (4) foot sidewalks from the access drive to the main entrance of the building. Parking for light manufacturing and assembly is one (1) space per 800 square feet. For the warehouse use and minimum loading spaces. The parking would be one (1) space per 3,000 square feet and office is one (1) space per 200 square feet.

Office use inside the building would be limited to a maximum of 15,000 square feet. Ten (10) loading spaces are proposed for the initial 40,000 to 75,000 square feet plus ten(10) loading spaces for each additional 25,000 square foot increase. There is a maximum of 60 loading spaces. Mr. Gottlieb states that the additional requirements include the electric charging stations on site based upon the Township Ordinance and State regulations. In reference to landscaping, most of it will defer to the Township Landscape Architect Henry Hinterstein; he will work with the applicant.

Any redeveloper of the property will have to monitor or correct any site remediation if needed. This is consistent with the goals and objectives of the Piscataway Township Master Plan and Zoning Ordinance. Chairperson Smith asks if there are any questions from the Board; none. She opens it to a vote.

**MOTION** was made by Rev. Kenney to approve the Redevelopment plan for Block 5901, Lot 3.23; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Dawn Corcoran-Gardella, Carol Saunders, Rev. Kenney, Dennis Espinosa voted yes on the motion. Chairperson Smith abstained.

**13. DISCUSSION:** Amendment to the Redevelopment plan for Block 4701, Lot 5.05 also known as 330 South Randolphville Road on the Piscataway Township Tax Map.

Mr. Gottlieb states that this particular redevelopment plan is before the Board for an amendment. The amendments are necessary to provide for more variety of uses and some other standards. This plan was approved back in 2019. Retail was added as a permitted use which is on page 5 of the report. Outdoor storage has been added as a permitted accessory use and removed from prohibited uses.

Outdoor storage must be enclosed by a three (3) sided structure that can be a maximum of 25 feet in height. It was modified to allow parking up against the building but bollards have to be placed. The parking criteria has been modified to reflect the addition of a possible showroom; one per 500 square feet. The office parking criteria, only with warehouse, will be set at 1 for 300 square feet.

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The landscape design standards have been modified to reflect buffering of the proposed accessory structure, planting size and plan selection will be left to the discretion of Henry Hinterstein. On pages 9 and 10, circulation provision has been added that will require accommodations for truck back up and turn around. In review of the changes and consistency with the Master Plan, it does not affect the review. Chairperson Smith asks the Board if they have any comments or questions; none.

**MOTION** was made by Rev. Kenney to approve the Amended Redevelopment plan for Block 4701, Lot 5.05; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Dawn Corcoran, Carol Saunders, Rev. Kenney, Dennis Espinosa voted yes on the motion. Chairperson Smith abstained.

- 15. 21-PB-29/30V Crescenzo & Carrie DiCostanzo  
Minor Subdivision & Bulk Variance  
Block 3610, Lots 8.09 & 5; Zone: R-15  
44 Barbour Place & 25 Maplehurst Lane  
Applicant proposes to subdivide into two lots.**

**VARIANCES REQUIRED:**

***Proposed Lot 5.01***

- 21-501** Required – 100 foot lot width  
Proposed – 80.05 foot lot width (existing)
- Required – 40 foot front yard setback  
Proposed – 9.97 foot front yard setback (existing)  
Proposed – 4.5 foot front yard setback (porch) (existing)
- 21-601** Required – no encroachment in the right-of-way  
Proposed – retaining wall and fence located within the right-of-way (existing)
- 21-613** Required – 100 foot lot frontage  
Proposed – 80.05 foot lot frontage (existing)

***Proposed Lot 8.10***

- 21-501** Required – 100 foot lot width  
Proposed – 85.14 foot lot width (existing)
- Required – 10 foot side yard setback  
Proposed – 9.73 foot side yard setback (existing)
- Required – 8 foot side yard setback for an accessory structure  
Proposed – 4.32 foot side yard setback for an accessory structure (existing)
- 21-613** Required – 100 foot lot frontage  
Proposed – 85.14 foot lot frontage (existing)

**Action to be taken prior to January 20, 2022  
Attorney: Kevin Morse**

Kevin Morse, Attorney, is here to represent the applicant. Mr. Morse states that the DiCostanzos are residents of Piscataway since 1986. They are members of the Piscataway business community, they owned the iconic Gianni's Pizza on Stelton Road for over 30 years. They are here in reference to two properties, 44 Barbour Place with is the DiCostanzo residence and 25 Maplehurst Lane with is the

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rear residence, they are back to back. They are here for a minor subdivision request with bulk variances for pre-existing conditions which will give the DiCostanzos a larger back yard by taking some yard from the back property.

Mr. Morse states that he did submit the affidavits of publication and would like to confirm that everything is in order; it is. Mr. Angelo J. Valetutto, licensed Planner and Engineer, is here to testify; he is sworn in and his licenses are in good standing and is accepted by the Board. Mr. Valetutto states that they are looking to just do a lot line relocation. The applicant's property is an undersized lot and by acquiring 40 feet from the property on Maplehurst, they will now have two conforming lots. There are no development plans as part of the application, just a lot line change.

Mr. Valetutto states that the property on Maplehurst is 330 feet in length and will still be oversized even reducing it back 40 feet. The DiCostanzos would like a larger rear property for recreational opportunities. Mr. Morse states that they have two reports. One is from CME dated October 26, 2021. On page six (6) are the requirements and they will comply with everything except item "G". They are asking for the property on Maplehurst Lane to put in sidewalks; there is no development proposed and they are just moving a lot line. Mr. Morse states they are asking the Board to waive this requirement.

Revised Staff Memorandum dated December 8, 2021; there are two items. States they must remove items of the ROW and a temporary construction easement on the Maplehurst property and there is no objection. Middlesex County Board issues a letter dated September 27, 2021 indicating that it falls under category exempt 1 and nothing is required. Chairperson Smith asks the Board if they have any engineering questions from Mr. Valetutto; none.

Mr. Valetutto is now doing the planning perspective. He states that it is justifiable under the C-2 variance under his analysis. He visited the site and the surrounding neighborhood and also reviewed the Township Zoning Ordinance and Master Plan. The surrounding area is located in a neighborhood of single family homes, one of the lots on Maplehurst is substantially oversized compared to the others in the neighborhood. The applicant's property is undersized by about 1,500 square feet for the zone requiring 15,000 square feet.

The applicant would like a minor subdivision, a lot line relocation, and bulk variance approval for property designated at Block 3610, Lots 8.09 located at 44 Barbour Place in Piscataway. The second property is Block 3610 Lot 5 located at 25 Maplehurst Lane in Piscataway. Both properties are located in the R-15 zone and both retain a single family dwelling. The applicant's are proposing to move their line 40 foot back making it lot 5.01. There are no changes proposed to the homes and the bulk variances are pre-existing conditions on the properties. They will be eliminating the variance for lot area for 44 Barbour Place if the subdivision is granted by the Board. The property will now be 16, 746.5 square feet which would put them over the minimum of 15,000 square feet.

Mr. Valetutto states that under the flexible C variance, it could be granted. Both lots will be both conforming by making one larger and the other will still be oversized. There will be no detriment to the surrounding neighborhood, the Master Plan and the Zoning Ordinance. They will comply with the temporary construction easement. Chairperson Smith asks if there are any questions or comments from the Board; hearing none, she calls for a vote.

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

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

**MOTION** was made by Carol Saunders to pay the bills; seconded by Rev. Kenney. **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 8:57 P.M.

**NEXT PLANNING BOARD WORKSHOP BOARD MEETING – DECEMBER 22, 2021 AT 2:30 P.M.**

**NEXT PLANNING BOARD REORGANIZATION MEETING & REGULAR MEETING  
JANUARY 12, 2022 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 December 8, 2021, same having been fully adopted by the Planning Board of Piscataway on January 12, 2022.

  
\_\_\_\_\_  
Carol Saunders, Secretary  
Piscataway Township Planning Board