

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 8, 2025.

The Regular Meeting of the Piscataway Planning Board was called to order at 7:00 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: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, , Carol Saunders, Alex Adkins, E. Basheer Ahammed, Chairperson B. Smith **ABSENT:** Mike Foster.

Also present: Thomas Barlow, Esq., Ron Reinertsten (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: Ron Reinertsen, CME

6. CHANGES TO THE AGENDA: #11, 24-PB-08/09V, LRN Properties, LLC-Postponed until Feb. 12, 2025; no further notice required.

7. DULY AUDITED BILLS TO BE PAID

MOTION was made by Rev. Carol Saunders to pay the bills; seconded by Henry Kenney.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed sand Chairperson Smith.

8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON DECEMBER 11, 2024:

- (a) **24-PB-18/19V** **GWL 4 Corporate LLC**
Preliminary & Final Site Plan, Bulk Variance
Block 5001, Lot 2.02; Zone: LI-5
4 Corporate Place
Approved.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 8, 2025.

MOTION was made by Carol Saunders to memorialize the resolution; seconded by Dawn Corcoran.
ROLL CALL: Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

(b) 24-PB-02/12V **Dini Communications, Inc.**
 Preliminary & Final Site Plan; Bulk Variance
 Block 5401, Lot 6; Zone: GB
 1034 Stelton Road
 WITHDRAWN

MOTION was made by Carol Saunders to memorialize the resolution; seconded by Henry Kenney.
ROLL CALL: Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF DECEMBER 11, 2024

MOTION was made by Carol Saunders to memorialize the minutes of the December 11, 2024 meeting; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

10. 24-PB-20 **Rivendell Meadows Urban Renewal, LLC**
 Preliminary & Final Site Plan
 Block 9201, Lots 46.06, 46.07, 46.11; Zone: Redevelopment
 Zanzalari Way
 Applicant would like to construct pickle ball, tennis and half basketball courts as per amended redevelopment plan.

DEVIATIONS REQUIRED:

* No deviations are required at this time.

Action to be taken prior to March 18, 2025
Attorney: David McPherson

David McPherson, Attorney, is here to represent the applicant. Mr. McPherson states that he they are here for an amended site plan application. Bill Lane, Menlo Engineering, is sworn in to testify. They would like install a tennis court, pickle ball court and a half basketball court. The redevelopment plan was amended to include these items. They will be adding 6 parking spaces to the property and constructing a foot bridge to the clubhouse.

Mr. Lane states that they will not be building the road in the original location since it will now be recreational area. There are 561 parking spaces available as per the redevelopment plan. They have received a copy of the CME letter dated 12/16/2024 and will comply. Councilwoman Cahill asks why the road isn't being built. Mr. Lane states that since they are not going to be constructing the garages as part of the first redevelopment plan, a road is not now needed. They will using the area for strictly recreation and adding those six (6) parking spaces.

Chairperson Smith asks the Board if they have any further questions; none. Public portion open/closed.

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 8, 2025.

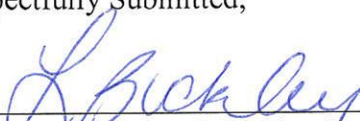
MOTION was made by Councilwoman Cahill to approve the application; seconded by Carol Saunders.
ROLL CALL: Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

12. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:21 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JANUARY 22, 2025 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 12, 2025 AT 7:00 P.M.

Respectfully Submitted,



Laura A. Buckley, Planning Board Clerk

I certify that the foregoing is a true and correct copy of the Minutes of the Regular Meeting of January 8, 2025, same having been fully adopted by the Planning Board of Piscataway February 12, 2025.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD