

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON FEBRUARY 12, 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, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith
ABSENT: Rev. Henry Kenney, Mike Foster.

Also present: Thomas Barlow, Esq., Ron Reinertsten (CME) and Laura Buckley, Board Clerk. James Kinneally, Esq. was also in attendance, he is here to cover the Redevelopment plan for Block 7305, lots 19.01, 20 and 21. It was determined that a quorum was present by roll call.

4. **PLEDGE OF ALLEGIANCE**
5. **SWEARING IN OF PROFESSIONALS:** Ron Reinertsen, CME, James F. Clarkin, IV, PP, AICP
6. **CHANGES TO THE AGENDA:** None
7. **DULY AUDITED BILLS TO BE PAID**

MOTION was made by Carol Saunders to pay the bills; seconded by Councilwoman Gabrielle Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Smith.

8. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON JANUARY 8, 2025:**

- (a) **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
Approved.**

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MOTION was made by Carol Saunders to memorialize the resolution; seconded by Alex Adkins.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Smith.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JANUARY 8, 2025

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

10. DISCUSSION: Redevelopment Plan for Block 7305, Lots 19.01, 20 and 21, shown on page 73 on the Piscataway Township Tax Map, being commonly known as 450 Rivercrest Drive and 5160-5170 Orchard Street.

Thomas Barlow, Esq. recuses himself from the redevelopment plan; he has a conflict. James Kinneally, Esq. takes over as the Board Attorney for the presentation.

James F. Clarkin, IV, PP, AICP, 4Site Planning, LLC, will be giving the presentation. Mr. Clarkin states that in December of 2024 he presented the study to pave the way for Mr. Clarkin to prepare the redevelopment plan on the Boards behalf. He shares the screen with the Board. This proposes age restricted residential townhomes as the only permitted use within the designated area of redevelopment. Mr. Clarkin believes the proposed use fits in with the current R-10 residential zone where Rivercrest resides in this zone. The density will match the low density residential character of the area and zone.

Mr. Clarkin states that the total lot area is 2.14 acres in size and in an R-10, residential zone which permits single family homes. The R-10 zone only permits single family detached dwellings, permits some accessory uses like pools or private garages, some conditional uses. The planning goals and objectives are to create land use requirements specific to the Redevelopment Area that effectuate the development of underutilized parcels and buildings in such a way that improves the area and benefits the Redevelopment area.

They want to encourage redevelopment to increase tax ratables and construct appropriate land uses within Piscataway Township. The reason why they would like to go with modern age-restricted residential units is because there is a high demand for such a use. The added benefit is they can have three units as affordable units to satisfy the demand for affordable housing while also assisting the Township of Piscataway Township with its fair share housing obligation.

Mr. Clarkin states that under the Land Use Standards, the only permitted principle use allowed would be residential townhomes restricted to age 55 and older. Permitted accessory uses and structures are the typical for a residential zone, off street parking, signs, gates, fences outdoor decks or patios, electric charging stations, etc. If they are not listed in the permitted section, then they will be prohibited. The bulk standards are listed and read to the Board; minimum lot area is 90,000 square feet and minimum lot width is 250 feet. Impervious coverage is 50% and Maximum building coverage is 35%. Maximum height would be 35 feet, so 2 ½ to 3 stories per building.

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In terms of density, Mr. Clarkin states that there is only a total of 16 units in four residential townhome structures. There would be four (4) units per building and 3 of those will be affordable units. In reference to traffic circulation, there will be 28 spaces, 6 electric which will be fully operational at the time of build. The requirement for parking will be two (2) spaces per unit. Five (5) foot wide pedestrian sidewalks will be required along Rivercrest Drive and within the residential development. There will be a dumpster located on the property and bulk storage will not be permitted.

Mr. Clarkin states that fences may be located in any yard and not be more than six (6) feet in height; powder coated chain link and regular chain link fences with slats are prohibited. A freestanding monument sign is permitted at the Rivercrest Drive entrance and shall be no more than five (5) feet in height, fifty (50) square feet in size and a setback minimum of ten (10) feet from any property line.

Mayor Wahler asks about the age restriction. Will there be an age limit on family members that want to stay with them? Mr. Kinneally states that that will have to be discussed when the developer comes back to the Board for site plan approval. Chairperson Smith asks the Board if they have any further questions or comments; none. Public portion open/closed.

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

- 11. 24-PB-08/09V LRN Properties, LLC**
Bulk Variances & Minor Subdivision
Block 3805, Lot 1.01; Zone: R-10
60 Normandy Drive
Applicant would like to subdivide into two lots and construct a new single family home.

VARIANCES REQUIRED:

Proposed Lot A

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 9,596 square feet
- Required – 100 foot lot depth
Proposed – 55.89 foot lot depth
- Required – 35 foot front yard setback
Proposed – 25 foot front yard setback (Hancock Road)
Proposed – 24.45 foot front yard setback (Normandy Drive)

- 21-614** Required – all residential subdivisions, new residential development and new single family dwellings shall be required to install two (2) four (4”) inch PVC conduit lines along all property frontages.
Proposed – no conduit along Hancock Road

Proposed Lot B

- 21-501** Required – minimum lot area 10,000 square feet
Proposed – lot area 5,812 square feet
- Required – 100 foot lot width
Proposed – 83.5 foot lot width

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Required – 100 foot lot depth
Proposed – 76.5 foot lot depth

Required – 35 foot front yard setback
Proposed – 9.7 foot front yard setback (covered porch)

Required – 25 foot rear yard setback
Proposed – 1.2 foot rear yard setback

21-613 Required – 100 foot lot frontage
Proposed – .64 foot lot frontage (Bristol Rd)

21-627.b Required – an air conditioning unit shall be set back a minimum of 10 feet from any property line and must be screened with fencing and/or landscaping
Proposed – air conditioning unit located 5 feet from the property line with no screening

Action to be taken prior to April 1, 2025
Attorney: Larry Lavender

Larry Lavender, Attorney, is here on the applicant's behalf. Court stenographer present; transcripts are on file in the Community Development Office.

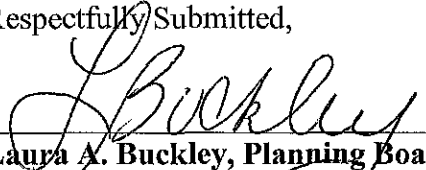
MOTION was made by Councilwoman Cahill to approve the application; seconded by Dawn Corcoran.
ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Alex Adkins, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

12. ADJOURNMENT: **MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 8:01 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – FEBRUARY 26, 2025 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – MARCH 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 February 12, 2025, same having been fully adopted by the Planning Board of Piscataway March 12, 2025.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD