

MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON JUNE 11, 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 G. Cahill &, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria Chairperson Brenda Smith. E. Basheer Ahammed was in attendance but a few minutes late. **ABSENT:** Mike Foster

Also present: Thomas Barlow, Esq., 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: James Clarkin, PP, 4Site Planning; Michael Mistretta from Harbor Consultants.

6. CHANGES TO THE AGENDA: None

7. DULY AUDITED BILLS TO BE PAID

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

8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON MAY 14, 2025:

***WITHDRAWN:** # 24-PB-10/11V, M & M, CVS, 50 Knightsbridge Road, Block 6201, Lot 6.02 and Block 7401, Lot 2.03.

MOTION was made by Carol Saunders to memorialize the resolution; seconded by Henry Keney.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria and Chairperson Brenda Smith.

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF MAY 14, 2025

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MOTION was made by Carol Saunders to memorialize the minutes; seconded by Alex Adkins. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria and Chairperson Brenda Smith.

10. **DISCUSSION:** To discuss whether the property designated as Block 201, Lot 1.01, Block 202, Lot 42.02 and 355 linear feet from its terminus going towards Hazelwood Place; shown on page 2 on the Piscataway Township Tax Map, being commonly known as 1776 & 1791 South 2nd Avenue, meets the criteria to be determined as a non-condemnation area in need of redevelopment.

James Clarkin, PP, 4Site Planning is sworn in to testify. Mr. Clarkin states that he is proposing an addendum to an already approved area in need of redevelopment study that he had done for this Board. Mr. Clarkin shares the screen, it is only one sheet. He prepared the original study and was found that it met several criteria for a non-condemnation area in need of redevelopment and was then approved by Township Council. Mr. Clarkin shares his screen with the Board; map of property. The property is right near the Dunellen train station. A potential redeveloper has emerged and they are doing their due diligence and they found that they need additional right-of-way from South Second Street to make this an affective redevelopment.

The site is made up of two lots; a straight lot and a lot that contains three (3) structures on it. Besides these two lots, they would like to add an additional 175 linear feet which would be a total of 355 linear feet. Mr. Clarkin states that the purpose of the amendment is to formally recommend in his professional opinion that the 175 feet of Second Street be included in the study. 180 linear feet was in the original proposal and now they are adding 175 linear feet which again brings the total to 355 linear feet.

Mr. Clarkin states that in his professional opinion, the need parcel is necessary for the redevelopment plan to be affective. Mayor Wahler states that they will be vacating the street; Mr. Clarkin agrees. Chairperson Smith asks the Board if they have any questions or comments. Councilwoman Cahill asks how do they get in if it dead ends? Mr. Clarkin states it would be moved up closer to Hazelwood. Public portion open/closed.

MOTION was made by Councilwoman G. Cahill approve the Amendment to the Redevelopment plan; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria and Chairperson Brenda Smith.

James Kinneally, Esq. states that in anticipation of the Board's approval, a resolution has been sent to the Board Members for review. Vice-Chairman Kenney asks the Board for a vote:

MOTION was made by Carol Saunders approve the resolution for the Redevelopment plan for Block 5701, Lot 11; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria voted yes on the motion.

11. **DISCUSSION:** Housing Element and Fair Share Housing Plan by Harbor Consultants dated May 2025.

Michael Mistretta, Harbor Consultants, is in attendance to present the Plan. Mr. Barlow states just as a matter of context, Mr. Mistretta is a Planner that was retained by the Municipality to prepare a Housing Element and Fair Share Housing Plan Report. This is required under New Jersey statute and falls under

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the fourth round of affordable housing. Mr. Barlow would like to give the Board a little context, Mr. Mistretta is a Planner that was retained by the Municipality to prepare the Housing and Fair Share Plan report. This is required under New Jersey statute and is part of the fourth round of affordable housing. Mr. Barlow states that this is like the Master Plan review and reexamination report in that Mr. Mistretta is the Municipalities Planner. He will go over the housing element and housing report and explain to the Board why it needs to be done and what it entails. Mr. Barlow states, if there are no objections, the Board would adopt the housing element and fair share housing plan and will essentially become part of the Master Plan and go back to Council for utilization.

Mr. Mistretta shares his screen with the Board. He states that he is the supervising Planner at Harbour Consultants and work with several Municipalities in New Jersey. The plan itself is several hundred pages, but he has narrowed it down for his presentation. The document is dated June 2025 and is signed and sealed by him, Michael Mistretta. It is broken down into four (4) sections: (1) Why, the history of affordable housing in New Jersey, (2) Affordability obligation (539), (3) Overview of prior round and (4) what now, 4th round compliance.

The history, it dates back to 1975, State Legislature passed the Fair Housing Act in 1985 and then there were several updates over the years. On March 20, 2024, Gov. Murphy signed amendments to the FHA for the 4th round; which is July 1, 2025 and goes through June 30, 2035. Piscataway Township is located in Region 3 (Hunterdon, Middlesex, Somerset Counties). There are three (3) factors averaged to calculate a Municipality's 4th round need obligation. The first being equalized nonresidential valuation factor. The second is income capacity factor; the difference between Piscataway's median income and the lowest in the region. The third being the land capacity factor; the sharing of developable land in the housing region.

Mr. Mistretta gives the overview of the prior round and 4th round obligations. He states that from 1987-1999 the prior obligation was 736 units. The 3rd round number from 1999-2025 was 975 units and the 4th round prospective need from 2025 to 2035 is 539 units. In reference to the satisfaction of the 4th round RDP, there are a series nine (9) developments that are folded into the 4th round all of which contribute affordable housing units required of 539.

Total Projects:

1. William Street Townhomes, 616 William Street; 2 potential affordable units.
2. Fox & Foxx Crossings, 19 Stelton Road; 3 potential affordable units.
3. Fox & Foxx 2, 9 Stelton Road; 2 potential affordable units.
4. Stelton Apartments, 300-328 Stelton Road; 40 potential affordable units.
5. Brudner Property, 1791 & 1776 S 2nd Street; 36 potential affordable units.
6. DeLio Project, 120 Sylva Avenue; 21 potential affordable units.
7. 60 Lakeview Avenue, 84 potential affordable units.
8. LaPorta Builders, 15-17 Stelton Road; 2 potential affordable units.
9. Rivercrest Cabana Club, 5160-5170 Orchard Street; 3 potential affordable units.

There are two projects that they have included to address their unmet need which are:

1. Riya Project, 1700 S Washington Avenue; 39 potential affordable units.
2. Block 1901, Lot 64.01, 44 Stelton Road; 32 potential affordable units.

In summary, the RDP developments are 193. The unmet need developments are 71. There is a bonus credit (25% of 539) which is 134 (max. permitted). There is an extension of control which is to-be-determined. The mandatory set-aside ordinance is 141 with a total units being 539.

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Mr. Mistretta states that there are eleven (11) projects that are folded into our fourth round plan. There is what is called a mandatory set-aside ordinance which is for any project, Township wide, that moves forward after this plan has been adopted. The Town would collect those units and set aside a 20% satisfied on all future developments. Piscataway Township has a very long history of compliance. Chairperson Smith asks the Board if they have any questions or comments. Councilwoman Cahill states that once this is approved, we are in compliance with our obligation; Mr. Mistretta agrees.

Mr. Mistretta explains that the plan needs to be adopted by June 30, 2025; the plan needs to be prepared, presented and adopted by that date. The plan needs to be adopted by the Planning Board, it is a Master Plan document and needs to be adopted by Planning Board by resolution then endorsed by Township Council. We then have 48 hours to file both those documents, the plan and the resolutions to the Department of Community Affairs. That will close out our responsibility for the 4th round of the Fair Share Housing obligation.

Public portion open/closed. Mayor Wahler states that he would like inform the Board that the Town has a pending lawsuit against us by the Builders Association and some high-density housing lobbyists. The bottom line is that we believe our plan is in compliance, but more importantly, the Judge and DCA Officials have the Municipal Complex where the PD and DPW are, for 80 units. That would be 40 units per acre, the most we have ever done was 15 units per acre for condos or apartments. It is very flawed. The State and the Judge need to be blamed, you can see everything on Google Earth and see that it is a Government building. Our numbers will go down considering we won't build in a river or on our Municipal complex. Chairperson Smith asks for a vote.

MOTION was made by Dawn Corcoran approve the Amendment to the Fair Share Housing Plan; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria and Chairperson Brenda Smith.

Thomas Barlow states that in anticipation of the Board's approval, a resolution has been sent to the Board Members for review. Vice-Chairman Kenney asks the Board for a vote:

MOTION was made by Carol Saunders approve the resolution for the Fair Share Housing Plan; seconded by Alex Adkins. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria voted yes on the motion.

- 12. DISUCSSION:** To authorize 4Site Planning to prepare an Area In-Need Study and a Redevelopment Plan for Block 6201, Lot 4.02; also known as 30 Knightsbridge Road.

Thomas Barlow, Esq., states that the Board would need to authorize 4Site Planning to do an in-need study for 30 Knightsbridge Road. Property is Block 6201, Lot 4.02 located in an LI-5 zone currently. If the Board sees fit to authorize the study, then it would go back to Council for approval and then the study would come to us for review.

MOTION was made by Dawn Corcoran approve the authorization for 30 Knightsbridge Road; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria and Chairperson Brenda Smith.

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Thomas Barlow states that in anticipation of the Board's approval, a resolution has been sent to the Board Members for review. Chairperson Brenda Smith asks the Board for a vote:

MOTION was made by Henry Kenney approve the resolution for the authorization for 30 Knightsbridge Road; seconded by Carol Saunders. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria voted yes on the motion.

- 13. DISCUSSION:** To authorize 4Site Planning to prepare an Area In-Need Study for Block 6702, Lot 3.03; also known as 201 Centennial Avenue on the Piscataway Township Tax Map.

Thomas Barlow, Esq., states that this is the same discussion as the prior one, for the Board to authorize 4Site Planning to do an in-need study for 201 Centennial Avenue. Property is Block 6702, Lot 3.03, located in an LI-5 zone currently. If the Board sees fit to authorize the study, then it would go back to Council for approval and then the study would come to us for review.

MOTION was made by Councilwoman G. Cahill approve the authorization for 201 Centennial Avenue; seconded by Philip Echevarria. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney, Philip Echevarria and Chairperson Brenda Smith.

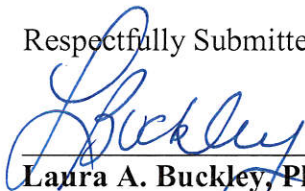
Thomas Barlow states that in anticipation of the Board's approval, a resolution has been sent to the Board Members for review. Chairperson Smith asks the Board for a vote:

MOTION was made by Henry Kenney approve the resolution for the authorization for 201 Centennial Avenue; seconded by Carol Saunders. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Carol Saunders, Alex Adkins, Rev. Henry Kenney and Philip Echevarria voted yes on the motion.

- 11. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:50 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JUNE 25 2025 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – JULY 9, 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 June 11, 2025, same having been fully adopted by the Planning Board of Piscataway August 13, 2025.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD