

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF
PISCATAWAY TOWNSHIP HELD ON SEPTEMBER 10, 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. 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 DCA 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, Mike Foster, Philip Echevarria,, Dawn Corcoran, Carol Saunders, Alex Adkins, E. Basheer Ahammed, and Chairperson Brenda Smith. **ABSENT:** Councilwoman G. Cahill, Rev. Henry Kenney.

Also present: Thomas Barlow, Esq., Ron Reinertsen, PP, 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

6. CHANGES TO THE AGENDA: #11, 25-PB-03/04V, Sivakumar Natarajan-Postponed until October 8, 2025 (Must notice utilities only).

7. DULY AUDITED BILLS TO BE PAID

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

**8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON
AUGUST 13, 2025: None**

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF
AUGUST 13, 2025**

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

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10. **DISCUSSION:** To discuss whether the property designated as Block 6201, Lot 4.02, shown on page 62 on the Piscataway Township Tax Map, being commonly known as 30 Knightsbridge Road, meets the criteria to be determined as a non-condemnation area in need of redevelopment.

James F. Clarkin, 4Site Planning, was sworn in to testify. Mr. Clarkin states that this study is for Block 6201, Lot 4.02 also known as 30 Knightsbridge Road in the Township of Piscataway. The Council adopted Resolution # 25-192 to have the Planning Board conduct a non-condemnation area in need of redevelopment study. Mr. Clarkin did an on-site study on June 24, 2025 and prepared the report for the Board. This property is due west of where Knightsbridge Road intersects Hoes Lane, Route 18. The study area is split between two zones, BP (business professional) and LI-5 (light industrial) zone.

Mr. Clarkin states that the entire area covers 44.48 acres in size. The main use is a large office complex as it is today with about 685,233 square feet of office space. There are actually four (4) buildings that are connected by bridges and in total there are 2,170 parking spaces which covers approximately 22 acres in size, almost half of the entire site. Mr. Clarkin shares his screen with the Board and shows an aerial view of the property. This was originally built in 1990 with no upgrades over the years, it was used by Telecordia. In 2005 it was used by AT & T, they were the anchor tenant, but they left in 2015. That is when you can really see the decline in tenancy.

He did his environmental review, nothing came up except two small areas of wetlands; he shows the map and it is along the border. This area in need of redevelopment study is consistent with the Master Plan as it notes, "as vacant developable land diminishes, redevelopment will become more important". This is an older area of the Township and this would be consistent with the Master Plan. As mentioned, there are four buildings, each being three (3) stories high. He went there on a weekday prior to 5 pm and there were only about 100 cars during business hours.

He went around the building and there is no sign of dilapidation but when he went inside there were a lot of vacant office space or underused office space. The owner of the buildings gave Mr. Clarkin the rent rolls to show tenancy. It was 51% vacant and 49% occupied for two years or more. Mr. Clarkin shows pictures of the interior empty floor space and shows that the buildings are not being used. He also shows pictures of the empty parking lot showing many unused spaces.

In reference to the Statutory Criteria, under "B" criteria, over 50% vacancies (page 21) and abandonment in at least two of the buildings. There is an over whelming non-use of parking on the entire site. The property is actually in foreclosure at this time, it was filed in New Jersey Superior Court because of non-payment; March of this year. It states that \$55 million is owed and only \$2 million has been paid back to the lender. The vacancies are the reason that the loan can't be paid. The property management company has been informed that several of the current tenants will not be renewing their lease so the vacancy will continue to grow. There is too much supply of office space and little demand for this use. No new tenant work, permits, within the last two years.

Under the "D" criteria, faulty arrangement of the property creates a negative impact since they are only using 4% of the entire parking area. This is clearly over parked and a faulty layout. "H" criteria, local housing law and smart planning. Redeveloping this property would be very beneficial from a smart growth and planning perspective. It is recommended that the Planning Board and the Township Council determine that the study area is a non-condemnation area in need of redevelopment.

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Chairperson Brenda Smith asks the Board if they have any questions or comments. Mayor Wahler states that this site and the old Ericsson site had over 12-13,000 telecommunication employees. It goes to show how much it has contracted over the last 25-30 years because of technology; they don't need that many employees any longer. Rev. Henry Kenney states that he goes in that area often and you can see the decline in parking and employees. This is a good thing for the Township and Redevelopment is in order. Carol Saunders states that she worked in the building until 2007 and they left because it was outdated.

Chairperson Smith asks the public if they have any questions or comments.

1. Tamas Gloetzer, 817 Shirley Parkway, sworn in. He asks Mr. Clarkin what day of the week that he visited the site; it was a Tuesday. Public portion closed.

MOTION was made by Dawn Corcoran approve application; seconded by Alex Adkins. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Carol Saunders, Alex Adkins, Mike Foster, 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 Carol Saunders approve the resolution; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Carol Saunders, Alex Adkins, Mike Foster, Philip Echevarria and Chairperson Brenda Smith.

11. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:31 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – SEPT. 24, 2025 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – OCTOBER 8, 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 September 10, 2025, same having been fully adopted by the Planning Board of Piscataway October 8, 2025.



**CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD**