

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

**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:** Ronald Reinertsen, CME
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 Mike Foster.

**ROLL CALL:** Mayor Brian Wahler, : Councilwoman G. Cahill, Mike Foster, Philip Echevarria,, Dawn Corcoran, Carol Saunders, Alex Adkins and Chairperson Brenda Smith.

8. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON SEPTEMBER 10, 2025:** None
9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF SEPTMEBER 10, 2025**

**MOTION** was made by Carol Saunders to memorialize the minutes; seconded by Mike Foster.

**ROLL CALL:** Mayor Brian Wahler, : Councilwoman G. Cahill, Mike Foster, Philip Echevarria,, Dawn Corcoran, Carol Saunders, Alex Adkins and Chairperson Brenda Smith.

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10.    **24-PB-07**                    **Rayven Heights LLC & Kiran Koduri**  
  **Final Major Subdivision**  
  **Block 9001, Lots 9 & 10**  
  **17 & 21 School Street**
- Action to be taken prior to January 13, 2026**  
**Attorney: Larry Lavender**

Larry Lavender, Attorney, is here to represent the application. Mr. Lavender states that the subdivision was previously approved by the Board on September 14, 2022. They have complied with all of the conditions in the resolution and are here for a final major subdivision. Ms. Corcoran states that they have indeed complied with all of the conditions and can be granted a final subdivision. Chairperson Smith asks the Board if they have any questions or comments; none. Public portion is open/closed.

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

11.    **25-PB-03/04V**               **Sivakumar Natarajan**  
  **Minor Subdivision**  
  **Block 8604, Lot 10.01 & 12**  
  **83 International & 2 Arlington Place**  
  Applicant would like to move existing lot line.

**VARIANCES REQUIRED:**

***Proposed Lot 10.03***

- 21-601**            Required – no municipal easement shall be encroached upon or reduced in any manner  
  Proposed – air conditioning units located on a municipal easement
- 21-614(b)**        Required – two (2) four (4) inch PVC conduit lines along all property frontages  
  Proposed – no conduit
- 21-627**            Required – air conditioning units must be completely behind the building envelope or  
  screened by fencing or other enclosure  
  Proposed – no fencing/enclosure

***Proposed Lot 12.02***

- 21-614(b)**        Required – two (2) four (4) inch PVC conduit lines along all property frontages  
  Proposed – no conduit
- 21-627**            Required – air conditioning units shall be located a minimum of 10 feet from any  
  property line  
  Proposed – air conditioning units located 6 feet from the side yard property line
- Required – air conditioning units must be completely behind the building envelope or  
  screened by fencing or other enclosure  
  Proposed – no fencing/enclosure

\*Variances were previously granted for lot width and lot frontage under Application #22-ZB-18V (2 Arlington Place).

**Action to be taken prior to October 24, 2025**

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Sivakumar Natarajan, the applicant, is sworn in to testify on his own behalf. Mr. Natarajan states that he owns both properties and would like to move the lot line to have a larger backyard at the home that he lives in. Ms. Corcoran states that originally the AC units were in a non-conforming location and the applicant has agreed to move them to a conforming location; no variances are required. The applicant is to have an Attorney submit a new deed to be reviewed by the Township and then submitted to the County; applicant agrees. Chairperson Smith asks the Board if they have any questions or comments; none. Public portion is open/closed.

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

**12. 25-PB-05/06 1700 Washington Avenue Investments, LLC  
Preliminary & Final Site Plan/Major Subdivision  
Block 5701, Lot 11; Zone: Redevelopment  
1700 South Washington Avenue**

**DEVIATIONS REQUIRED:**

No deviations are required at this time.

**Action to be taken prior to December 4, 2025  
Attorney: Tim Arch**

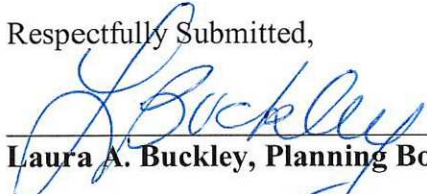
Tim Arch, Attorney, is here to represent the applicant. Court Stenographer present; transcripts are on file in the Community Development Office.

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

**13. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 9:05 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – OCT. 22, 2025 AT 2:30 P.M.  
NEXT PLANNING BOARD REGULAR MEETING – NOVEMBER 12, 2025 AT 7:00 P.M.**

Respectfully Submitted,

  
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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 October 8, 2025, same having been fully adopted by the Planning Board of Piscataway November 12, 2025.

  
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CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD