

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF
PISCATAWAY TOWNSHIP HELD ON NOVEMBER 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. 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, Rev. Henry Kenney, E. Basheer Ahammed. Dawn Corcoran, Carol Saunders, Alex Adkins and Chairperson Brenda Smith.

ABSENT: Philip Echevarria

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; James Clarkin, 4Site Planning

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, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.

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

- (a) 24-PB-07 **Rayven Heights LLC & Kiran Koduri**
 Final Major Subdivision
 Block 9001, Lots 9 & 10
 17 & 21 School Street
 Approved.

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MOTION was made by Carol Saunders to memorialize resolution; seconded by Rev. Henry Kenney.
ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.
OPPOSED: None

- (b) **25-PB-03/04V** **Sivakumar Natarajan**
 Minor Subdivision
 Block 8604, Lot 10.01 & 12
 83 International & 2 Arlington Place
 Approved.

MOTION was made by Carol Saunders to memorialize resolution; seconded by Dawn Corcoran.
ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.
OPPOSED: None

- (c) **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
 Approved.

MOTION was made by Carol Saunders to memorialize resolution; seconded by Rev. Henry Kenney.
ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.
OPPOSED: None

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF
 OCTOBER 8, 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, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.
OPPOSED: None

10. DISCUSSION: Adoption of the 2026 Planning Board Calendar.

Mr. Barlow states that we have to adopt the 2026 Planning Board Calendar and asks if the Board has any comments or issues; none. 2026 Calendar is adopted.

MOTION was made by Dawn Corcoran to adopt the 2026 calendar; seconded by Mike Foster.
ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.
OPPOSED: None

- 11. DISCUSSION: To discuss whether the property designated as Block 6702, Lot 3.03; shown on page 67 on the Piscataway Township Tax Map, being commonly known as 201 Centennial Avenue, meets the criteria to be determined as a non-condemnation area in need of redevelopment.**

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James Clarkin, 4Site Planning, will provide testimony. Mr. Clarkin states that he visited the site on two separate occasions; September 4 (weekday) and October 19, 2025 (Sunday). He went through the tax maps of the Town, zoning, maintenance, building records, police, etc. as part of his investigation. The study are description states that this property has frontage on Centennial Avenue with 287 behind the property. The property is located in the light industrial zone (LI-5) and is about 17.43 acres in size. The property contains a 232,175 square foot office complex with associated parking area partially covered by solar panels.

Mr. Clarkin states that the complex is comprised of two buildings connected by concrete corridor. It has 129,823 square feet of office space and a data center that has 102,352 square feet. The office building is three stories high and the data center is only one story. The total parking on the site is approximately 900 parking spaces with two access drives. He shares his screen and map of the property with the Board. According to the building permit and zoning records, the data center buildings is operated by Digital Fortress on behalf of Verizon. It was originally constructed in 1974 and in 1985 the three-story office building was constructed for Verizon employees. Some permits were pulled in 2022 for EV charging stations, but no improvements in over three (3) years.

Verizon left there in 2020, that was the last time they occupied the building. Mr. Clarkin did the environmental screening, but he didn't find anything. He discussed the corridor area on Centennial, being an industrial area. There is mainly light industrial uses, commercial office space, warehouses, a religious facility and a construction vehicle rental company. Mr. Clarkin states from a Master Plan perspective, this is an older area of the Township, being built in the 1970s and 1980s and would benefit from a redevelopment.

The State Planning Area Classification is Planning Area 1 (PA-1) and is known as the Metropolitan Planning Area. Page 6 he lists the statutory criteria and encourages the Board to read through them. Mr. Clarkin shares pictures of the parking lot, buildings and interior of the buildings with the Board on the screen. Pictures show the underutilized interior and exterior of the property and some areas haven't been used in over five (5) years.

Mr. Clarkin states that they have to apply the statutory criteria to find the an area is in need of redevelopment. "B" criteria, the discontinuance of the use of a building or buildings used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes. The abandonment of such buildings and significant vacancies of such building or buildings for at least two (2) consecutive years. Based on the evidence, he believes there are significant vacancies and abandonment for over two years. Data center is using under 50% of the space.

"D" criteria, a significant portion of the study area I dedicated to parking and he finds that this condition is obsolete and a faulty layout due to the large amount of parking spaces not being needed. Also the underutilization of the developable land. The Covid-19 turned on a piercing spotlight onto the ineffectiveness of centralized office space for a high number of employees. The parking lots are clearly oversized for the number of tenants and the type of tenant using the space. In his professional opinion, the study meets the "D" criteria because the building and its primary use is functionally obsolete, faulty, excessively covers land and is in need of redevelopment.

"H" criteria, the study area as a whole meets the requirements consistent with smart growth planning principles. The New Jersey Office for Planning Advocacy identifies several smart growth principles such as mixed land uses, compact and clustered community design, walkable neighborhoods, distinctive and attractive communities offering a "sense of place" and open space.

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Mr. Clarkin states that overall, the Piscataway Township Planning Board and Council can determine this property as a non-condemnation area in need of redevelopment. Councilwoman Cahill asks when is the lease up for Verizon; Mr. Clarkin is not aware of that. Chairperson Smith asks the Board if anyone has questions or comments for Mr. Clarkin; none. Public portion open/closed.

MOTION was made by Dawn Corcoran to approve the AINOR Plan for 201 Centennial Avenue; seconded by Rev. Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith. **OPPOSED:** None

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 Councilwoman G. Cahill. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith. **OPPOSED:** None

Mr. Cherchia, Solar Landscape Attorney, puts on the testimony for #13, 25-PB-07/08V first. Here is here for two applications and will put on separate testimony.

- 13. 25-PB-07/08V Solar Landscape, LLC**
Preliminary & Final Site Plan
Block 4501, Lot 1.03
150 Old New Brunswick Road
Applicant would like to install roof mounted solar panels.

VARIANCES REQUIRED:

- 21-1014.3(a)** Required – accessory equipment shall not be located in a front yard
Proposed – ground mounted equipment located in the front yard

Action to be taken prior to December 19, 2025
Attorney: Jason Cherchia

Jason Cherchia, Attorney, is here to represent the applicant. Mr. Cherchia states that they are here for site plan application for bulk variances to install roof mounted solar panels. Both properties exceed over 20 acres in size and are located in redevelopment areas of the Township. The past year, applicant has secured over 847 million dollars in project investment and financing to continue its growth and solar projects. He explains renewable energy and how it works for residential areas across the State. This is a permitted use, not a conditional use.

Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Dawn Corcoran to approve the application; seconded by Rev. Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith. **OPPOSED:** None

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- 12. 25-PB-09/10V Solar Landscape, LLC
Preliminary & Final Site Plan
Block 5101, Lot 5.02, 6.02, 7.02
1570 S Washington Avenue
Applicant would like to install roof mounted solar panels.**

VARIANCES REQUIRED:

- 21-1014.3(a)** Required – accessory equipment shall not be located in a front yard
Proposed – ground mounted equipment located in the front yard

Action to be taken prior to December 19, 2025

Attorney: Jason Cherchia

Jason Cherchia, Attorney, is here to represent the applicant. Mr. Cherchia states that they are here for site plan application for bulk variances to install roof mounted solar panels. Court stenographer present; transcripts are on file in the Community Development Office.

MOTION was made by Councilwoman Cahill to approve the application; seconded by Carol Saunders.

ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.

OPPOSED: None

- 14. 25-PB-12/13V Eastern Lift Truck Co., Inc.
Preliminary & Final Site Plan, Bulk Variances
Block 4001, Lot 5; Zone: LI-5
281 Centennial Avenue**

VARIANCES REQUIRED:

- 21-614** Required – fiber optic conduit along the property frontage
Proposed – no fiber optic conduit

- 21-622** Required – 5 foot fence surrounding the basin
Proposed – no fencing around the basin

- 21-1102** Required – 153 parking spaces
Proposed – 123 parking spaces (includes 6 EV credits) **

- 21-1302.3** Required – 50 foot rear yard setback for outdoor storage (accessory use)
Proposed – 10 foot rear yard setback for outdoor storage

- Required – 50 foot side yard setback for outdoor storage (accessory use)
Proposed – 10 foot side yard setback for outdoor storage

*Any proposed signage must comply with 21-1203 of the Zoning Ordinance.

**The parking spaces delineated for EV chargers must be shown on the plan.

Action to be taken prior to February 1, 2026

Attorney: Tim Arch

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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 Councilwoman Cahill to approve the application; seconded by Carol Saunders.

ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.

OPPOSED: None

15. **DISCUSSION:** Redevelopment Plan for Block 6201, Lot 6.02 & Block 7401, Lots 2.02 and 2.03. Also known as 50 Knightsbridge Road, 2 Skiles Avenue and 444 Hoes Lane; located on the Piscataway Township Tax Maps pages 62 and 74. The Redevelopment plan is dated October 30, 2025.

Christopher Dochney, PP, CME Associates, is sworn in to testify. Mr. Dochney states that they are here for a redevelopment plan for Block 6201, Lot 6.02 & Block 7401, Lots 2.02 and 2.03; known as the Ericsson campus and designated as an area in need of redevelopment by Council 22-254 in October of 2022. Mr. Dochney shares his screen with the Board; it is the overall concept plan in color. It is 117 acre track known as the Ericsson campus right on Route 18 (Hoes Lane).

The Town, by Law, is required to prepare a redevelopment plan of the area. It is superseding the entire zoning ordinance for this entire track to codify the plan that the Board sees before them would be permitted as a redevelopment project. All three (3) of the properties, 50 Knightsbridge, 444 Hoes Land and 2 Skiles Avenue are all under common ownership to make up the 117 acres of the redevelopment plan. It is known as the Town Center District and office professional district.

They would like to separate this into three (3) different districts as shown on the plan. The top of the plans shows twenty (20) single family residential homes on a cul-de-sac. Then there is the townhouse district which is in the middle and the front on Route 18 frontage would be designated as the mixed use Town Center District. It would be made up of commercial, retail, grocery store, pharmacy, multi-family uses as well as an existing tower that will remain. Mr. Dochney states that they are basically creating a new zoning ordinance for this site and creating all of the uses that he just described. There will be new bulk standards for each of the districts as well as very strict design standards for every type of building so the Township will have control and know exactly what will be built under the redevelopment plan.

Mr. Dochney states that if the Members have been on this Board for a while, they know that two of the lots where part of a GDP (general development plan); Block 6201, Lot 6.02 and Block 7401, Lot 2.02. That approval still remains in place, this would technically supersede the underlying zoning, but the GDP is still in place. One of the things that they are doing here is to satisfy a large chunk of the affordable housing application; totaling 20% which comes out to over 300 affordable units.

Most importantly, the reason this plan is before the Planning Board is this is a concept plan for the proposed redevelopment. It is not a site plan, if the Board and Council were to look favorably on this redevelopment plan, a developer would have to come back in front of the Board for site plan approval. Mr. Dochney states that the Master Plan was last adopted in 2020 and that was a reexamination report from the 2005 and 2008 Master Plans. He states that there are a few goals and objectives from the Plan that he believes are relevant here. In 2005 the Master Plan it discussed a Town Center District, which is retail, mixed with residential which this will be.

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Mr. Dochney states that this is a Town Center which Piscataway Township lacks right now. It is something that has been calling for in the Master Plan for a long time. He believes that his is substantially consistent with the Master Plan and he recommends that the Board look vote favorably on this redevelopment plan. Mr. Barlow asks for clarification in reference to the GDP that was previously approved. Mr. Barlow states that it was part of a general development plan that the owner had filed which is basically something that is allowed for a large project to get approved ahead of time so that the zoning can't change.

Mr. Barlow states that what is important is that if the Board takes Mr. Dochney's advice and approves the redevelopment, pursuant to the redevelopment, the owners of the property can construct a total of 1,574 residential units within the redevelopment area encompassing Block 6201, Lot 6.02 and Block 7401, Lots 2.02 and 2.03. To avoid any inconsistency, if the property owner decided not to go with the redevelopment plan, then the total residential units that can be constructed on Block 7401, Lot 2.02 and Block 6201 is limited to what the GDP was approved for on September 11, 2024 which is 1,101 units inclusive of 194 units attributable to the existing tower on the property. Mr. Dochney states that that is almost correct, Block 6201, Lot 2.03 was excluded from the GDP at that time. Mr. Barlow states that lot 2.03 was limited to 260 residential units; Mr. Dochney agrees.

Mr. Barlow states that it is important that in the resolution, if adopted, there should be language indicating those limitations so that anyone reviewing this knows what the numbers are; Mr. Dochney agrees. Mr. Dochney states that the redevelopment for the area which is basically new zoning, the general development plan is still in place, they are not taking away any rights for the GDP. Mr. Barlow asks Mr. Dochney if there should be a paragraph or two in the redevelopment plan addressing the ultimate limitations; Mr. Dochney agrees with Mr. Barlow. Therefore, the redevelopment plan and the resolution should match with their language; Ms. Corcoran agrees.

Chairperson Brenda Smith states that the Board is being asked to approve this redevelopment plan and send it Council for their approval and it is consistent with the Master Plan. Mr. Barlow states that Mr. Dochney has indicated that this plan is consistent with the Master Plan and the reexamination in 2020 and the Fair Share Plan. Councilwoman Cahill states that they are looking to send this redevelopment plan to the Council, is it just to include the extra parcel, since it looks almost exactly like the general development plan that was already approved. Mr. Barlow states that there is a difference because of one lot and they want to make sure that the plan and the resolution acknowledge the redevelopment plan and the general development plan. It is an either or, not both plans at the same time. The developer would either stick to the original plan or add this other parcel as part of the redevelopment plan; Ms. Corcoran and Mr. Dochney both agree.

Mayor Brian Wahler states that the front section, the owner/developer wanted to basically destroy the Town Center concept with Soviet style housing in there; that is not Piscataway Township. He thinks this should be passed tonight and send a strong message to the owner that Piscataway is not getting stepped on. They (owner) has three public sessions with residents to go over what they were proposing, then they changed the Town Center concept and it is not right. He wants to protect Piscataway Township and the residents, this is the last chance to have a great Town Center. Chairperson Smith asks the Board if they have any questions or comments; none. Public portion open/closed.

MOTION was made by Dawn Corcoran to approve the Redevelopment Plan with the one amendment and the language as discussed; seconded by Carol Saunders. **ROLL CALL:** Mayor Brian Wahler,

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Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith. **OPPOSED:** None

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 Councilwoman G. Cahill.
ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith. **OPPOSED:** None

16. **DISCUSSION:** 1690 South Washington Avenue, Block 5701 Lot 2.01. Consideration of modification of condition of approval.

Mr. Barlow states that he would like to give the Board a quick explanation. He states that Ms. Elgart is here on behalf of the applicant and she originally handed this matter in front of the Board. This was M & M Realty Partners which was application 22-PB-13/14V. There was a condition in the original resolution that the Board adopted that indicated that if there is a light to be placed on South Washington Avenue that they would have to come back to the Board for site plan. It is a County Road so it's up to the County Planning Board; there is a temporary light there now. The plan is that once the applicant is done, it will line up the light with the Ecological Preserve. They want relief from that condition not to come back to the Planning Board since the County Planning Board will make the decision. They want to take out the one line stating that they have to come back to our Board; Ms. Elgart agrees. Mayor Wahler would like a back up quick connect for a generator for the lights/cameras. Mr. Elgart is not sure, but will get back to the Township and it can be included in the amended resolution. Conduit on the pole for a camera.

MOTION was made by Councilwoman Cahill to approve the amendment; seconded by Carol Saunders.
ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Mike Foster, Dawn Corcoran, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Alex Adkins and Chairperson Brenda Smith.
OPPOSED: None

17. **ADJOURNMENT:** **MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 9:45 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – NOV. 26, 2025 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – DECEMBER 10, 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 November 12, 2025, same having been fully adopted by the Planning Board of Piscataway December 10, 2025.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD