

**MINUTES OF THE PLANNING BOARD REGULAR & REORGANIZATION MEETING OF
PISCATAWAY TOWNSHIP HELD ON JANUARY 14, 2026.**

The Regular Meeting of the Piscataway Planning Board was called to order at 7:00 P.M. on Zoom (online), Piscataway, New Jersey by Thomas Barlow, Esq.

Thomas Barlow 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.

REORGANIZATION MEETING:

- 1. MEETING CALLED TO ORDER (By Thomas Barlow, Attorney)**
- 2. OPEN PUBLIC MEETING NOTICE: Thomas Barlow, Esq.**
- 3. ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, Philip Echevarria, E. Basheer Ahammed, Chairperson B. Smith **ABSENT:** Mike Foster.

Also present: Thomas Barlow, Esq., Ron Reinertsten (CME) and Laura Buckley, Board Clerk.
It was determined that a quorum was present by roll call.

- 4. ELECTION OF A CHAIRPERSON: MOTION** was made by Mayor Brian Wahler to appoint Brenda Smith as Chairperson; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.
- 5. ELECTION OF A VICE-CHAIRPERSON: MOTION** was made by Mayor Brian Wahler to appoint Henry Kenney as Vice-Chairperson; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.
- 6. ELECTION OF A SECRETARY: MOTION** was made by Mayor Brian Wahler to appoint Carol Saunders as Secretary; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion

MINUTES OF THE PLANNING BOARD REGULAR & REORGANIZATION MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 14, 2026.

- 7. **ELECTION OF ASSISTANT SECRETARY: MOTION** was made by Mayor Brian Wahler to appoint Henry Kenney as Assistant Secretary; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion

- 8. **APPOINTMENT OF A BOARD ATTORNEY: MOTION** was made by Mayor Brian Wahler to appoint Thomas Barlow as Board Attorney; seconded by Carol Saunders. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion

- 9. **APPOINTMENT OF A PLANNER: MOTION** was made by Mayor Brian Wahler to appoint CME Associates as the Board Planner; seconded by Councilwoman G. Cahill. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion

- 10. **APPOINTMENT OF A RECORDING SECRETARY/CLERK: MOTION** was made by Mayor Brian Wahler to appoint Laura Buckley as the Board Clerk; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Carol Saunders, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion

11. COMMITTEE APPOINTMENTS:

a. Subdivision/Site Plan Committee

- (1) Brenda Smith (2) Henry Kenney (3) Dawn Corcoran

b. Board of Education (1) Dawn Corcoran

c. Economic Development Commission: (1) Dawn Corcoran

12. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:09 P.M.

REGULAR MEETING:

Chairperson Brenda Smith stated: IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED IN THE FOLLOWING WAYS:

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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

MINUTES OF THE PLANNING BOARD REGULAR & REORGANIZATION MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 14, 2026.

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.

3. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, Philip Echevarria, E. Basheer Ahammed, Chairperson B. Smith **ABSENT:** Mike Foster.

Also present: Thomas Barlow, Esq., Ron Reinertsten (CME) 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:** Ron Reinertsen, CME

6. **CHANGES TO THE AGENDA:** #10, Discussion: Redevelopment plan for 30 Knightsbridge Road. Postponed to February 11, 2026.

7. **DULY AUDITED BILLS TO BE PAID**

MOTION was made by Rev. Carol Saunders to pay the bills; seconded by Henry Kenney.

ROLL CALL: Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Henry Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed sand Chairperson Smith.

8. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON DECEMBER 10, 2025: NONE**

9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF DEC. 10, 2025**

MOTION was made by Carol Saunders to memorialize the minutes of the December 10, 2025 meeting; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

11. **DISCUSSION:**

Ordinance to amend the revised General Ordinances. Amending Chapter XXI (21) Zoning, Section 6, General Regulations; 21-619, Fences.

Dawn Corcoran states that we took a look at the variances that were granted last year. It appears that a majority of home owners are coming in for variances for fences on corner lots. The recommendation is to amend the ordinance to allow for a fence on the corner, being used as a side yard, to be located half of what is required for that zone as a front yard setback. If the zone has a 40 foot setback, then the solid fence can be placed 20 feet from the property line.

For the amount of variances we've seen for this, this ordinance change is necessary. If the home owner applies for a variance, they would be granted the half front yard setback. Councilwoman Cahill states that this is good because it is a lot of work not only for the employees but for the homeowner as well. It is good common sense and glad that Dawn is looking for the changes. Ms. Smith asks about the site triangle, it anything has changed. Ms. Corcoran states that you still can't put anything inside of the site triangle. Mr. Echevarria asks about the setback. Ms. Corcoran explains that it's half of what is the front yard setback for that zone. Public portion open/closed.

MINUTES OF THE PLANNING BOARD REGULAR & REORGANIZATION MEETING OF PISCATAWAY TOWNSHIP HELD ON JANUARY 14, 2026.

MOTION was made by Councilwoman Cahill to approve the amended fence ordinance; seconded by Henry Kenney. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

Chairperson Brenda Smith recuses herself; Vice-Chairman Henry Kenney takes over the meeting.

**12. Courtesy Review: Board of Education
Fellowship Farm School
Block 8605, Lot 2.01
1515 Stelton Road**

Mr. Barlow states to the Board that under NJSA40:40D-31, public agency such as the Board of Education, whenever they are going to spend public funds, they have to come in front of the Planning Board for review and recommendations. Justin Kozik, Senior Project Manager, Spiezle Architects, is sworn in. Mr. Kozik states that this is an alteration project at Fellowship Farm School located at 1515 Stelton Road. The Board of Education has recently expanded their preschool program and over the past five years from 67 students in 2018 to 648 students in the 2024-2025 school year. The Board has classroom space in three separate facilities. In 2024, the Board was afforded a State grant to support further expansion of the preschool program.

Mr. Kozik states that the BOE proposes to modify existing classrooms and office space at the Fellowship School. The alterations inside the existing building include altering all ten (10) classrooms to meet all requirements and accessibility standards; child height fixtures to meet the children's needs. They will also be updated the bathrooms to be ADA compliant. New AVAC system and getting rid of the asbestos that is in the building. There is also a new playground area proposed on Freedom Avenue.

The proposed student population will be 150 students, 30 staff members and the district administrative staff of 35 people. Mr. Kozik states that after the renovations there will be 79 existing parking spaces to remain; 3 are accessible. He shares his screen with the Board; CP-1. He shows and explains the floor plans, old and new; first and second floors. Will Sewter states explains to the Board the playground and parking areas. The playground will be a 2,800 square foot area with minor landscaping. There will be a gate with a panic lock. This will hold 75 to 100 students at a time. There will be underground drainage at this area below the playground area which will help storm water runoff.

Ms. Corcoran states that without the property survey, it is very difficult to determine where the proposed improvements fall. It is hard for us to see where the tot lot is, the parking, all of the improvements. It seems there is parking in the right-of-way, it's hard to determine. There is discussion as to where the employees will park and where the pick up and drop off area is. They need extra safety precautions. Mr. Barlow states that Stelton Road is a County Road, do they have any issues with the project; none.

Rev. Kenney states that there are safety issues on Stelton Road with the trucks and vehicles. The tot lot is on Stelton Road and he is concerned for the children. Mr. Echeverria states that he drops his kids off, people drive very fast up and down that road. Councilwoman Cahill agrees with the safety issues in reference to the tot-lot being directly on Stelton Road. Mr. Kozik states that the area will be fenced. It is recommended that they install bollards, they agree.

Mr. Barlow states that this is a courtesy review as we always do for the Board of Education and a vote and resolution are not required. But considering the concerns stated by the Board and a site plan was not

**MINUTES OF THE PLANNING BOARD REGULAR & REORGANIZATION MEETING OF
PISCATAWAY TOWNSHIP HELD ON JANUARY 14, 2026.**

provided, there will be a vote and a motion. You can have a resolution in place stating the concerns of the Board so it is on record. Mayor Wahler states that as the Board Chair and Mr. Barlow now, if this had been a normal site plan submittal, the property would have been taken into consideration for everything. No fault to Mr. Kozik, he is just doing what he was hired to do, but he believes that someone on the Board of Education dropped the ball on this for safety reasons. They will need to deal with the sidewalk issues, the expansion of the road is coming. They also need to worry about being ADA compliant. Public portion open/closed.

Mr. Barlow asks the Board if it's their pleasure to document the concerns in writing in the form of a resolution; they agree. Mayor Wahler states that they need to put something in writing addressing the concerns of this project. Mr. Barlow states the as per his notes, Staff would like a survey showing where everything is going and what is on whose property. Because it's a County road, MCPB should get some feedback. The Board had concerns about parking on the site, if it is adequate and if the parking was located in the Municipal right-of-way. They are also concerned about the Board of Ed vehicles and activities on the right-of-way. The location of the lot on Stelton without adequate protection.

Mr. Barlow believes the planning staff is not a huge supporter of this project considering that didn't receive the needed materials as it's currently designed. Mayor Wahler states that he is concerned about the impact on the homes with off-street parking considering this plan reduces the amount of parking that they have on site at this time. He understands that this is a unique building, one of the oldest in Town, but that has to be taken in account.

MOTION was made by Rev. Kenney to adopt the resolution; seconded by Mr. Adkins. **ROLL CALL:** Mayor Wahler, Councilwoman Cahill, Alex Adkins, Dawn Corcoran, Carol Saunders, Rev. Kenney, E. Basheer Ahammed and Chairperson Smith voted yes on the motion.

- 13. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 8:17 P.M.

NEXT SITE PLAN/SUBDIVISION BOARD MEETING – JANUARY 28, 2026 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – FEBRUARY 11, 2026 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 January 14, 2026, same having been fully adopted by the Planning Board of Piscataway February 11, 2026.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD