

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY  
TOWNSHIP HELD ON FEBRUARY 11, 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 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 W. Barlow, Esq., states that he would like to place on the record that we are doing this meeting through an online meeting platform, specifically Zoom. In keeping with the guidelines that have been disseminated by the Department of Community Affairs, the Planning Board has tried its best to comply with the open public meeting act and the DCA guidelines. In addition, any applicant whose matters will be heard this evening has 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 they were in an actual physical space. He believes the Board has done its absolute best to comply with the DCA guidelines and the open public meetings act.

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

**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:** N/A
7. **DULY AUDITED BILLS TO BE PAID**

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

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

8. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON JANUARY 14, 2026:** None

9. **ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF JAN. 14, 2026**

**MOTION** was made by Carol Saunders to adopt the minutes of January 14, 2026; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, Mike Foster, Philip Echevarria and Chairperson Brenda Smith voted yes on the motion.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY  
TOWNSHIP HELD ON FEBRUARY 11, 2026.**

- 10. 25-PB-19/20V 51 Holly Road Associates**  
**Minor Subdivision & Bulk Variance**  
**Block 7302, Lot 1.02 ; Zone: R-10**  
**4 Seymour Terrace**  
Applicant would like to subdivide into two lots.

**VARIANCES REQUIRED:**

**Proposed Lot 1.02**

- 21-501** Required – 100 foot lot width  
Proposed – 99.69 foot lot width (existing)
- 21-613** Required – 100 foot lot frontage  
Proposed – 99.69 foot lot frontage (existing)
- 21-619.1** Required – in any residential district, no fence located within the front yard setback line shall exceed 4 feet in height and/or consist of no more than 50 percent solid material  
Proposed – a 4 foot solid vinyl fence located 14.5 feet from the front yard property line (Wade Street) \*

\*The applicant has indicated that the fence will be removed; however, the plans should be revised to reflect the same.

**Action to be taken prior to May 13, 2026**  
**Attorney: Larry Lavender**

Larry Lavender, Attorney, is here to represent the applicant. Mr. Lavender states that they would like to subdivide the existing property on 4 Seymour Terrace into two lots. The first lot will be conforming and the second lot will required variances for lot width, frontage and there are some existing bulk variances. He has one witness tonight, Angelo Valetutto, who will be acting as a Planner and Engineer.

Angelo Valetutto is sworn in to testify, AJV Engineering, 424 Amboy Avenue, Woodbridge NJ; he is accepted. He states that the property is over 22,000 square feet and has an existing dwelling of three bedrooms which will remain, fronting on Seymour Terrace. The property as it exists now is a corner lot with the other frontage on Wade Street. They would like to subdivide it to make a second lot with just frontage on Wade Street which will be fully conforming. They are not seeking any development at this time, but the new lot will be a fully conforming use when the time comes to develop the property.

Mr. Valetutto states that the existing lot will have a bulk variance for frontage and lot width at 99.69' where 100 feet is required. They have received reports from the Zoning Officer and the Board Planner and they will comply with both reports. The fence and sheds have both been removed prior to this meeting. They will comply with the planner's report to make the one frontage on the existing dwelling on Seymour as its rear yard which is still conforming at 37 feet where 25 feet is required. The only variances would be the lot width and frontage which comes out to 3.72 inches short of the 100 feet required.

There is not any land to be purchased to make the lot conforming; C-1 hardship. It is a corner lot and the surrounding lots are fully developed at this time. It is an existing condition and they are not making it any worse. The request is diminimus with no detriment to the surrounding property owners or the neighborhood. They will install the fiber optic as requested by the staff professionals. Chairperson Smith asks the Board if they have any further questions; none. Public portion open/closed.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY  
TOWNSHIP HELD ON FEBRUARY 11, 2026.**

**MOTION** was made by Henry Kenney to approve the application; seconded by Carol Saunders.

**ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, Mike Foster, Philip Echevarria and Chairperson Brenda Smith voted yes on the motion.

- 11. 25-PB-17/18V KRCX Price Reit, LLC**  
**Preliminary & Final Site Plan; Bulk Variance**  
**Block 5601, Lot 1.02; Zone: SC**  
**1280 Centennial Avenue**  
Applicant would like to use existing building for a Dunkin Donuts with a drive-thru.

**VARIANCES REQUIRED:**

- 21-501** Required – minimum lot area 7,500 square feet  
Proposed – lot area 7,498 square feet (existing)
- Required – 75 foot lot width  
Proposed – 49.98 foot lot width (existing)
- Required – 25 foot front yard setback  
Proposed – 10.21 foot front yard setback (Woodrow Ave) (existing)  
Proposed – 19.23 foot front yard setback (Stelton Rd) (existing)
- Required – 8 foot side yard setback  
Proposed – .5 foot side yard setback (refrigerator) (existing)
- Required – 60 foot front yard setback for an accessory structure  
Proposed – 36.5 foot front yard setback for an accessory structure (shed) (existing)
- 21-601** Required – no encroachment in the Township right-of-way  
Proposed – parking located within the right-of-way (existing)
- 21-606.3** Required – no structure located within the sight triangle  
Proposed – building, free-standing sign and parking of vehicles located within the sight triangle (existing)
- 21-613** Required – 75 foot lot frontage  
Proposed – 49.98 foot lot frontage (existing)
- 21-1101.2** Required – parking shall not be located nearer to any residential zone than 50 feet  
Proposed – parking located within 50 feet of a residential zone (existing)
- Required – parking may be located in the front yard area but no closer than 10 feet to the street line  
Proposed – front yard parking located within the right-of-way (Woodrow Avenue) (existing)  
Proposed – parking located 7.5 feet from the street line (Stelton Road) (existing)
- Required – no more than ½ of the required parking shall be located in the front yard  
Proposed – more than ½ of the required parking located in the front yard (existing)

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY  
TOWNSHIP HELD ON FEBRUARY 11, 2026.**

Required – all loading and front yard parking areas shall be buffered from view of the street and adjacent properties by use of a planted screen  
Proposed – no buffering (existing)

**21-1102** Required – 11 parking spaces  
Proposed – 10 parking spaces (existing)

**21-1202.3** Required – a free-standing sign shall not be located within 25 feet of any street line  
Proposed – a free-standing sign located 1.5 feet from the street line (existing)

**Action to be taken prior to May 13, 2026  
Attorney: Danielle Kinback**

Danielle Kinback, Attorney, is here to represent the applicant. Ms. Kinback states that they are here for the property located at 1280 Centennial Avenue. The property consists of an existing shopping center with a pad site; 9.57 acres in size. The pad site was a 2,553 square foot bank which they would like to convert to a Dunkin Donut coffee shop with a drive-thru. There are a number of variances being request with the application, although many of them are existing non-conforming conditions, their professionals will testify in reference to them. The new relief that is associated with this application are for the improvements they are making to convert the bank into a Dunkin is a slight reduction in the parking count, sign variances and the buffer for the loading area.

Ms. Kinback states that they had a pre-construction meeting and a workshop meeting prior to being heard this evening. The first witness is Richard Ortiz, PE, Dynamic Engineering is sworn in and accepted by the Board. Mr. Ortiz shares his screen with the Board showing A-1; color rendering dated 2-11-2026. He states that this an aerial map exhibit showing the existing shopping center at the intersection of Centennial and Washington Avenue. The shopping center has two entrances, one on Centennial Avenue and one on Washington Avenue. He describes the surrounding area; warehouse, residential, wooded lot.

Mr. Ortiz states that one of the structures is a 9,500 square foot retail building and the other is a smaller 2,553 square foot former bank site with a drive-thru. The work area is focused on the north-west area of the site where the bank pad is located. A-2, Dunkin location exhibit dated 2-11-2026 also prepared by Dynamic Engineering. They would like to note that this Dunkin is for the existing one on the corner of Centennial and Stelton Road; it will be relocating to this site. A-3, overall site plan exhibit which is similar to the one that was submitted with some modifications; dated 2-11-2026. He goes over the existing, non-conforming conditions which will remain. The clock tower was approved and will remain at 60 feet; stay unchanged. The canopy setback will be improved from 77.5 feet to 99.4 feet as part of the project. The existing trash enclosures are to remain.

Mr. Ortiz states that they do not plan on changing any landscaping, they are short, but they will be doing some landscaping in the area of Dunkin site. They will not be changing any parking in the rear of the larger building; all to remain. The driveway on Washington Avenue is a right-in, right-out only. On the driveway on Centennial Avenue, there is a light which they can go either way. Two freestanding ID signs, they do not conform to the 50 feet required, one is approximately 17 feet and the other 25 feet, both to remain.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY  
TOWNSHIP HELD ON FEBRUARY 11, 2026.**

Ms. Kinback states that as per Mr. Reinertsens' report, there were two more non-conforming issues in reference to parking; all are existing conditions. Mr. Ortiz states that there is a stream that runs through the back of the property, given that stream is there, there would most likely not be development of that area. Mayor Wahler states for clarification, that it is actually going to be a park in that area so it will not be developed. A-4 dated 2-11-2026, colorized rendered version of the site of the proposal with the landscape design. The drive-thru will have 9 stacking vehicles, reduce parking to 478 spaces on site. There will be a 10' x 20' trash enclosure which will be picked up on off-peak hours at the rear of the building. Larger trucks will come to the site once a week but they will have donut deliveries every night.

Mr. Ortiz shows A-3 which has the directional signs highlighted on the site plan. They are proposing seven (7) new directional signs on site. Two of them on Centennial Avenue entrance are closer than the 10 feet required; proposing 4.4 feet from the property line. The South Washington Entrance will only have one (1) directional sign which will comply with the ten foot setback requirement. Throughout the site there are another four (4) signs to help with traffic. The applicant will work with the Township in reference to the fiber optic requirement as well as other site general site maintenance requirements that were raised in the review letters. In reference to lighting, there will be no impact on the surrounding areas considering all of the lighting from the roadway.

Ms. Kinback states that there is a waiver request, they noted that the site was conforming related to the parking lot landscaping; 20% front yard, 10% in other areas. Mr. Ortiz states that they ran the calculations and a markup that documents those measurements to CME; the existing property is in compliance with that. A-5, architectural plans dated 2-9-2026 by GKA Architects; color rendering of the proposed building. There were originally 5 facade signs and have now three (3) facade signs on the building. The original canopy will be removed and replaced by a smaller canopy reducing the setback to 99.4 feet from the property line.

Councilwoman Cahill asks if the Dunkin on the corner of Stelton & Centennial being relocated to this location; yes. Rev. Kenney asks if they still bake on site; they do not. Mayor Wahler states that Applebee's has carwashes during the summertime as fundraisers; just so they are away of the parking. They have these from May to October on the side of the building. Mr. Ortiz states that it shouldn't interfere, Dunkin has more early morning hours and should be able to accommodate the parking.

Mr. Echevarria asks about the traffic; how much busier will it get with the drive-thru. Mr. Ortiz states the their Traffic Engineer will be putting on testimony, but with the drive-thru it actually becomes more efficient since no one is going inside and waiting in lines. Ron Reinertsen asks in they have an operator here to testify. He states that people order on the app and go right through the drive-thru. Himanshu Patel, operator, is sworn in to testify. He states that at least 25% of the orders are mobile orders and done online. This makes the drive-thru area go even faster. Public portion open/closed.

Craig Peregoy, Traffic Engineer from Dynamic, is sworn in to testify. He is accepted by the Board. Mr. Peregoy states that there are 21 trips per hour as per his report. Pass-by traffic is what usually happens which means people are already in route on their way to their destination and decide to stop for a coffee or sandwich. Saturday there is an increase of 23%, with more in the morning hours. Considering your moving one location to the other, you're actually just moving the traffic down the street. Parking, they shopping center is short 137 spaces; 628 required and 489 are proposed. Variances have been previously approved. The Dental office is no longer on site. If you do the math, once the Dental office is gone, it is actually 604 spaces that are required. No further questions. Public portion open/closed.

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY  
TOWNSHIP HELD ON FEBRUARY 11, 2026.**

Justin Auciello, PP, is sworn in to testify; he is accepted by the Board. Mr. Auciello states that this is a classic C-1 application. As the Board is aware, they have several variances but most of them are existing conditions and have already been approved by resolution. Mr. Auciello puts on his Planner testimony. It is a popular use and will make the shopping center more functional. Under Criteria A, G, H, I and M. It is a great use of an existing structure with no negative impact to the surrounding areas. The signage is essential for traffic and parking. No further questions from the Board. Public portion open/closed.

**MOTION** was made by Carol Saunders to approve the application; seconded by Henry Kenney.

**ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, Mike Foster, Philip Echevarria and Chairperson Brenda Smith voted yes on the motion.

- 12. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 8:20 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – FEBRUARY 25, 2026 AT 2:30 P.M.**

**NEXT PLANNING BOARD REGULAR MEETING – MARCH 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 February 11, 2026, same having been fully adopted by the Planning Board of Piscataway March 11, 2026.**



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD