

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

**Also present:** Thomas Barlow, Esq. and Laura A. 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:**  
# 12. 25-PB-15/16V, Raghoovir, LLC-Postponed to April 8, 2026-Must Notice
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, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

8. **ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON  
FEBRUARY 11, 2026:**

- (a) **25-PB-19/20V**      **51 Holly Road Associates  
Minor Subdivision & Bulk Variance  
Block 7302, Lot 1.01; Zone: R-10  
4 Seymour Terrace  
Approved.**

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

**MOTION** was made by Carol Saunders to memorialize resolution; seconded by Henry Kenney.

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

**OPPOSED:** None

- (b)     **25-PB-17/18V**                   **KRCX Price Reit, LLC**  
  **Preliminary & Final Site Plan; Bulk Variance**  
  **Block 5601, Lot 1.02; Zone: SC**  
  **1280 Centennial Avenue**  
  Approved.

**MOTION** was made by Carol Saunders to memorialize resolution; seconded by Henry Kenney.

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

**OPPOSED:** None

**9.     ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF  
FEBRUARY 11, 2026**

**MOTION** was made by Carol Saunders to memorialize the minutes of the February 11, 2026 meeting; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

**10.    DISCUSSION: Amended Fourth Round Housing Element & Fair Share Housing Plan (HEFSP). Report dated February 18, 2026 by Harbour Consultants, Inc.**

Thomas Barlow states that this is for the Fourth Round Housing Element and Fair Share Housing Plan also known as HEFSP. The State of New Jersey has imposed deadlines that require the Municipality to amend the fourth round Housing Element and Fair Share Housing Plan. Mr. Grant from Harbour Consultants has prepared a report as to the why and the what.

Wyatt Grant, Harbour Consulting is sworn in. Mr. Grant shares his screen with the Board. He states that in June of 2025 the Township adopted its housing element fair share plan which essentially outlined how the Township would be providing affordable units over the fourth round period of 2023 to 2035 based on its state mandated obligation. The obligation for the fourth round was 539 units. When the plan was presented to the Board, they had conducted a vacant land adjustment which calculated the realistic development potential of 316 units.

Mr. Grant states that there was a chart that has been updated to date. This chart resulted into meeting a RFP of 316 and then subtracted from the source, found a prospective need of 539 units. There is an unmet need of 223 units, which they addressed to these different mechanisms. By the end of August, 2025, after the Township had adopted its plan in June of 2025, any challenger had the opportunity to challenge the plan. The Township did receive two challenge letters, one from M & M Developers, which was proposing to have their property in the plan which wasn't included in the plan in 2025. Also, the Fair Share Housing Center had challenged the plan to help the Town basically to mitigate the issues with M & M and also to clean up some other items of the plan.

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

Mr. Grant states that over the course of negotiations of the fall of 2025, the Township has been through the process of the affordable housing dispute resolution program, has been going through negotiations with M & M and the Fair Share Housing Center. There have had a series of settlement conferences over the course of the fall. There were four different conferences by the deadline of the end of 2025, the Township hadn't fully settled with M & M and proposed an amendment to the Fair Share Housing Plan.

The plan was submitted to the Center and the Court. Mr. Grant goes through the color coded plan for the Board. They received from the Judge a letter of recommendation and a decision from the Superior Court Judge of Middlesex County that is essentially backing the chart shown to the Board to be adopted this evening. The chart, if adopted, would be an amendment to the 2025 plan with some revisions. Mr. Grant goes over the chart and explains the numbers.

One of the changes were that they included a new site to the plan, Turner Plane and South Washington Avenue which will be an inclusionary family project. A total of 34 units at a 20% set aside of seven affordable units that will be credited toward the Towns overall prospective obligation. Responding to the challenge from M & M that the Town received last fall, and through these ongoing negotiations, this property has been added to the plan. Right now, under negotiations, we're proposing 613 total units on the site, one component will be 475 family rental units with a 20% set aside of 95 affordable units. There will also be a 138 age restricted, market rate units on the site.

Mayor Wahler states that in reference to M & M, he wants to let the Board know that pretty much when they came in a proposal, they were trying to destroy the Township center contract. The Township still needs to sit down under the auspices of the Courts, however, their motive was always to destroy and just put thousands of units out there. This would have been a disaster for the Town. Mr. Grant states that when M & M came in at a very high density, they had already put together a concept of over 900 units. Through negotiations, the Town is working with them and has held at 613 units and that is what is being credited toward the plan. To be clear, 613 total units and only 95 affordable units from this project.

Mr. Grant states two minor changes is that the Riya site and 44 Stelton Road sites, were included as unmet need. But since the Town has gotten rid of the vacant land adjustment and these projects have moved forward. Riya has had final site plan resolution as to date so it's moved as a more viable project. The DiLeo site (120 Sylan) in the 2025 plan is family and the Township has changed that project to be age restricted. To wrap up the Towns compliance with its overall affordable housing obligation, it has added a 100% affordable housing site at the Macedonia Freewill Baptist Church properties for up to 83 units; the actual count is still in the process.

This would be a total in the chart of 583 units and credits. Based on the obligation of 539 units, the Towns numbers are being fully met. Mayor Wahler states that at one time when discussions got underway, the Court and the Master of the Court were using GIS mapping and they have over 100+ units in our Public Works yard that they wanted to be built. They also had it on wetlands throughout the Town that they wanted things built on.

Mr. Grant states that this is essentially the amendments to the plan, the main component was that the VLA was removed. The Township has gone through negotiations to the program to amend the plan to add additional sites, being M & M and the 100% affordable site. Also the other minor revisions to the plan such as the increase in density to the apartment site. The response that we have had from both the program and the Court is that they're supportive of this plan pending settlement with M & M to move forward with process of having a Town Center.

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

Carol Saunders states that she has a question on the Macedonia site. She thought that it was supposed to be single family homes. Mr. Grant states that that site was under review and has now been added as a 100% affordable housing site as part of the Township's compliance. The Town does not have a concept plan yet for the site, and that is why the unit count is up to 83. His understanding is that it is not proposed for single family homes as part of this plan. Chairperson Smith asks what type of units they are going to be. Mayor Wahler states that they will be affordable senior housing apartments.

Ms. Saunders asks if it is senior housing apartments next to single family homes. Mayor Wahler states the yes and there is going to be a lot of construction going on and he wants to let the general public know that it's not our doing; it's the Courts and the Fair Share Housing Advocate. Unfortunately a lot of development going on throughout the whole Town.

Mr. Barlow states that the one on Macedonia is still a concept; Mr. Grant agrees. There are no plans or an application on file at this time; they still need to come in front of the Board. Mr. Barlow states that even with the complexity of all of this, the Courts really didn't give the Municipalities a large time window because the deadline to adopt this plan is March 16<sup>th</sup>. What he has seen is over the last month, all of the surrounding Towns have been scrambling like Piscataway has since this has been rammed down the Town's throat so to speak. Chairperson Smith asks the Board if there are any further questions from the Board. Henry Kenney states that they do need more senior affordable housing units.

Mr. Barlow states that this is to comply with the fourth round over the next ten (10) years. The stuff that is already being built or have the Board's approval is included. Anything else that is on the chart that is included will have to come before this Board for site plan approval with traffic experts and testimony. Each project the Board will have its opportunity to review and make a decision on. Public portion open/closed.

**MOTION** was made by Dawn Corcoran to approve the amended HEFSP; seconded by Henry Kenney.  
**ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

Thomas Barlow states that he has a resolution ready to be adopted for the amendment; it needs to get to Council for adoption as per the tight time frame. Chairperson Smith asks the Board for a vote for the adoption of the resolution.

**MOTION** was made by Carol Saunders to adopt the resolution; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Rev. Henry Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

**11. DISCUSSION:** To authorize Site Planning to prepare a redevelopment plan for Block 201, Lot 1.01 and Block 202, Lot 42.02 also known as 1791 & 1776 South Second Street on the Piscataway Township Tax Map.

Thomas Barlow states that this is to authorize Site Planning to prepare a redevelopment plan for 1791 & 1776 S Second Street as a non-condemnation area in need of redevelopment.

**MOTION** was made by Carol Saunders to memorialize the minutes of the February 11, 2026 meeting; seconded by Philip Echevarria. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Rev. Henry

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

Kenney, Carol Saunders, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

**MOTION** was made by Carol Saunders to memorialize the resolution; seconded by Henry Kenney.

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

- 12. 25-PB-15/16V Raghoovir, LLC-Postponed to April 8, 2026-Must Notice Preliminary & Final Site Plan; Bulk Variance Block 1903, Lot 7.01; Zone: C 136 Stelton Road**

Applicant would like to operate a convenience store in existing space.

**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 – 6.14 foot side yard setback (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 partially 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 may be located in the front yard area but no closer than 10 feet to the street line  
Proposed – front yard parking located partially within the right-of-way (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)
- 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)

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

- 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 3, 2026  
Attorney: Daven Persaud**

- 13. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:42 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – MARCH 25, 2026 AT 2:30 P.M.  
NEXT PLANNING BOARD REGULAR MEETING – APRIL 8, 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 March 11, 2026, same having been fully adopted by the Planning Board of Piscataway April 8, 2026.**



CAROL SAUNDERS, SECRETARY  
PISCATAWAY PLANNING BOARD