**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY TOWNSHIP HELD ON APRIL 8, 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, Mike Foster, Councilwoman Gabriele Cahill, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith **ABSENT:** Carol Saunders.

**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. <u>CHANGES TO THE AGENDA</u>: None**

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

**MOTION** was made by Councilwoman Cahill to pay the bills; seconded by Dawn Corcoran.
**ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Dawn Corcoran, Rev. Henry Kenney, Mike Foster, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

**8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON MARCH 11, 2026:** None

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

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

**10.** **DISCUSSION:** Affordable Housing Ordinance; Ordinance enacting UHAC & amended FHA regulations, development fee ordinance and mandatory set-aside ordinance.

Dawn Corcoran states that basically this in one inclusive and comprehensive ordinance enacting the uniform housing affordability controls. The development fee ordinance and the mandatory set aside for affordable housing. There is an ordinance in place already but this is the most recent and this is what we are required to adopt. It has already been in front of Council for the first reading. Mr. Barlow states that this is in keeping with the Master Plan requirements for the affordable housing, it is consistent with same; Ms. Corcoran agrees. Chairperson Smith asks the Board if they have any questions or comments; none. Public portion open/closed.

**MOTION** was made by Councilwoman Cahill to approve the ordinance; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Dawn Corcoran, Rev. Henry Kenney, Mike Foster, 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. Chairperson Smith asks the Board for a vote for the adoption of the resolution.

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

**11.** **DISCUSSION:** Consistency Review for Rezoning, Block 2101, Lots 8, 9, 9.01 & 9.02 on the Piscataway Township Tax Map, page 21; also known as 320-328 Stelton Road.

**12.** **DISCUSSION:** Consistency Review for Rezoning, for Block 1301, Lot 1.03 on the Piscataway Township Tax Map, page 13; also known as 60 Lakeview Avenue.

**13.** **DISCUSSION:** Consistency Review for Rezoning, for Block 2101, Lots 9, 10, 11, 15, 16, 17, 18.01 & 19.01 on the Piscataway Township Tax Map, page 21; also known as Turner Place & Washington Avenue Project. (4, 6, 8, 12 & 14 Turner Place,3 & 4 Rothe Place, 1514 S Washington Avenue.

Thomas Barlow states that they will be doing all three (3) consistency reviews for the ease of the Board's time. They are just three different properties as outlined that are all part of the same ordinance Change for essentially rezoning them and adding them to the affordable housing requirement. Ms. Corcoran states that last month the Planning Board adopted the amended housing element and fair share plan. There was a chart within that plan that identified sites where housing has either been constructed or site where housing could be constructed to meet the Township's fourth round housing obligation.

Ms. Corcoran states that with this ordinance there are going to be three (3) new zones created. We are going to have the AH4, AH5 and AH6 zoning ordinances. They will allow for affordable housing and market rate housing to be constructed. Each of these properties will come back to the Board for site plan approval. The property with the AH4 designation with be properties on Lakeview Avenue. The property with the AH5 affordable housing designation will be on Turner Place and South Washington Avenue. The AH6 designation will be for another property on Stelton Road.

Ms. Corcoran states that again, they will all have to come back to the Planning Board for site plan approval. We are on a strict deadline, Council has already had their first ready and this needs to get adopted and go back to Council for review. Councilwoman Smith asks the Board if anyone on the Board has any questions or comments; none. Public portion open/closed.

**MOTION** was made by Councilwoman Cahill to approve the consistency reviews; seconded by Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Dawn Corcoran, Rev. Henry Kenney, Mike Foster, 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 consistency reviews; it needs to get to Council for adoption. Chairperson Smith asks the Board for a vote for the adoption of the resolution.

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

**14.** **DISCUSSION:** Area in Need of Redevelopment Study for Block 1901, Lots 64.01 on the Piscataway Township Tax Map, page 19; also known as 44 Stelton Road.

James Clarkin, PP, 4Site Planning, will be doing the presentation for the AINOR study for 44 Stelton Road. Mr. Clarkin shares his screen with the Board. The property is located where the former New Market School was located. He shows a Google map of the location of the school highlighted in blue. At the current time, there are two structures on the property and have a roughly 10,000 square foot strip commercial building built in the 1980's. New Market park is adjacent to the property and pretty much dominated by residential neighborhoods.

Mr. Clarkin states that he was able to visit the site on February 26 of this year, collected some photographs and did his due diligence of the property. The property is located in our business professional zone, BP-II, and covers about 3.43 acres in size. The school is about 63,460 square feet and that includes the 13,500 square foot addition on the rear of the building. In 2016 the Board approved the former New Market School project which to date has not had much progress. In 2018 the Board approved a strip mall with a pizzeria, a bakery and a diner as tenants. Then again in 2021 they came back to the Board for approval for a restaurant in the same strip mall building.

When he did his site visit, none of the uses were in operation. The strip mall did have one tenant, Provident Bank, which occupies a little less than 3,000 square feet. As for the former school, there were no tenants active upon his visit, but he learned that the post office did have a small 768 square foot space that they had to vacate due to mold. There were no environmental concerns found.

Mr. Clarkin goes over the Master Plan Perspective on page 6 of his report. Strip mall was built in the 1980s. On page 7 is the statutory criteria. He states that the Covid 19 Pandemic really caused some definite delays in construction for both projects. He did find some construction code violations for electrical. He believes this caused some financial issues. There are over 70% of vacancies on the site.

Mr. Clarkin shares the photographs that he took with the Board and explains them. Interior, exterior, unused space, broken windows, etc. The photographs clearly show a majority of the buildings being substandard, unsafe and no tenants. He goes over the Criteria (pages 16-17) which include criteria's "A", "B" and "H". Mr. Clarkin feels that under this criteria this property can be considered a non-condemnation area in need of redevelopment.

Chairperson Smith asks the Board if they have any questions or comments. Councilwoman Cahill asks if this could be residential and retail? Mr. Clarkin thinks that it is definitely a tool for the redevelopment plan as they can work with a developer if they feel it is an appropriate use. Ms. Corcoran states that this is one of the sites that is in our amended housing element fair share plan. Mayor Wahler states that this has been a bone of contention for a lot of the neighbors in the area; horrible condition of the property. It is not fair to the neighborhood and needs to be redeveloped.

Bob Smith, speaking as a member of the public, states that he believes that redevelopment is absolutely appropriate for this site. He states that inside the buildings there are plaques showing when this was built, who built it, etc. He would like to suggest in the plan that the plaques are saved; Mayor agrees. Public open/closed. Chairperson Smith asks the Board for a motion to designate the property as a non-condemnation area in need of redevelopment.

**MOTION** was made by Councilwoman Cahill to approve the AINOR Plan; seconded by Mike Foster. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Dawn Corcoran, Rev. Henry Kenney, 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. Chairperson Smith asks the Board for a vote for the adoption of the resolution.

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

**15. 25-PB-15/16V** **Raghoovir, LLC**
**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)

**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: Bob Smith**

Bob Smith, Attorney, is here to represent the applicant. Mr. Smith states that this property used to be the home of Forever Flowers; he did the approval for Forever Flowers years ago. The building has been there for a long time, it is on the 1925 tax map of New Market Terrace. There is a property with a building that has been there for a very long time which was built when they had different zoning ordinances. They are seeking to utilize the building for a Krauzers convenience store. They have 14 bulk variances; which are all existing conditions. He reads into record all of the listed variances.

Mr. Smith states that they have two witnesses this evening. First the applicant, Bhavya Patel, and then Mr. James Mastronardy, PE, PP. They have received staff reports, 3-4-2026, CME, 3-6-2026. Bhavya Patel is sworn in to testify; 9 Winslow Road, Edison, NJ 08837. He is the manager member of the LLC. He feels that Piscataway is a great location, there are many commercial businesses in the area. Councilwoman Cahill asks, box trucks, what is delivered. Mr. Patel states that just box trucks and he has several different venders. His employee will be handing the stocking of the items in the store. They will build a sidewalk and put parking in the rear, with a buffer. Ms. Corcoran states that the property is a corner lot and that is why it is identified as front yard parking even though they use it as a side yard. Public open/closed for Mr. Patel.

James Mastronardy, PP, PE, is sworn in to testify; he is self employed and is accepted by the Board. He states that this is an existing site and the parking spaces have been in the right-of way. Moving them into the rear would be a much safer layout. Mr. Smith states that they will revise the plans to show the new layout. Mr. Misrahi states that there needs to be 10 parking spaces. Mr. Smith states that there will be no additional lighting on the site and they will add landscaping as required.

Mr. Mastronardy states that none of the bulk variances are extreme and there should be no issues with them. The Board would like a lock on the outside refrigerator; agreed. Ms. Corcoran states that the

parking should be revised to show the new spaces; show where the blacktop and where the grass areas will be. Mr. Mastronardy states that it will remain the way it is, it's only encroaching in the right-of-way a little bit. Ms. Corcoran states that the spaces need to be moved out of the right-of-way. They also need to work with our landscape architect to make the site a little more appealing. There needs to be a fence around the dumpster; they agree. The striping needs to be fixed and striping for a handicapped space is required. Mr. Reinertsen states that all 10 spaces need to be moved in order to eliminate the overhang on Woodrow; applicant agrees.

Chairperson Smith asks the Board if they have any further questions; none. Public portion open/closed.

**MOTION** was made by Councilwoman Cahill to approve the application; seconded by Mike Foster. **ROLL CALL:** Mayor Brian Wahler, Councilwoman Cahill, Dawn Corcoran, Rev. Henry Kenney, Mike Foster, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

**16. ADJOURNMENT: MOTION** made by Dawn Corcoran to adjourn; seconded by Alex Adkins; All in favor. The meeting was adjourned at 8:36 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – APRIL 22, 2026 AT 2:30 P.M.**
**NEXT PLANNING BOARD REGULAR MEETING – MAY 13, 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 April 8, 2026, same having been fully adopted by the Planning Board of Piscataway May 13, 2026.**



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD