

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY
TOWNSHIP HELD ON MAY 13, 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, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith **ABSENT:** Councilwoman Gabriele Cahill, Mike Foster, Philip Echevarria.

Also present: Thomas Barlow, Esq., Myles Elgart, PP, Artheon 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: Myles Elgart, CME

6. CHANGES TO THE AGENDA:

Application #26-PB-04, 2 Johnson Ave, LLC-Postponed to June 10, 2026-No further notice

7. DULY AUDITED BILLS TO BE PAID

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

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
APRIL 8, 2026:**

- (a) 25-PB-15/16V **Raghoovir, LLC**
 Preliminary & Final Site Plan; Bulk Variance
 Block 1903, Lot 7.01; Zone: C
 136 Stelton Road
 Approved.

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

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF
APRIL 8, 2026**

MOTION was made by Carol Saunders to memorialize the minutes of the April 8, 2026 meeting; seconded by Rev. Henry Kenney. **ROLL CALL:** Mayor Brian Wahler, Dawn Corcoran, Rev. Henry Kenney, Alex Adkins, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

- 10. 26-PB-06/07V MSN Pharmaceuticals, Inc.
Preliminary & Final Site Plan, Bulk Variance
Block 4302, Lot 10.01; Zone: LI-5
20 Duke Road
Applicant would like to construct an addition.**

VARIANCES REQUIRED:

21-1102 Required – 755 parking spaces
Proposed – 206 parking spaces (includes EV credits)

*Variances were previously granted for MSN Pharmaceuticals, Inc. under Application #17-PB-34/35V and Application #18-PB-18/19V.

**Action to be taken prior to July 16, 2026
Attorney: Daven Persaud**

Daven Persaud, Attorney, is here to represent the applicant. Court stenographer present; transcripts are on file in the Community Development Office.

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

- 12. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 7:55 P.M.

**NEXT SITE PLAN/SUBDIVISION BOARD MEETING – MAY 27, 2026 AT 2:30 P.M.
NEXT PLANNING BOARD REGULAR MEETING – JUNE 10, 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 May 13, 2026, same having been fully adopted by the Planning Board of Piscataway June 10, 2026.


CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD