

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

ABSENT: Mike Foster, Alex Adkins

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, Artheon

6. CHANGES TO THE AGENDA: Mr. Barlow states that they are hearing #12, Stuart Steele first, then they will hear the other discussion item for consistency review.

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, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

**8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON
JUNE 10, 2026: None**

**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF
JUNE 10, 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, Carol Saunders, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

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- 10. DISCUSSION:** To authorize 4Site Planning to prepare an Area In-Need Study for Block 5701, Lots 11.01 & 12 and Block 7903, Lot 67.01 on the Piscataway Township Tax Map, pages 57 and 79; also known as 1700 South Washington Avenue, 120 Sylvan Avenue and 96 Woodland Road.

Dawn Corcoran states that the original was approved by the Board, but they need to add on 96 Woodland Avenue to see if it needs to be part of the study. They need the extra parcel for stormwater management. It is just to retain 4Site Planning to amend the AINOR study. Mr. Barlow states that with the amendment, they will be adding on a 5,000 square foot lot. The Board has already approved the resolution in the past, this would just be for the amended study. Chairperson Smith asks the Board if they have any questions; none.

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

Thomas Barlow states that he has a resolution prepared in case the Board voted favorably on the authorization. He asks Chairperson Smith to call for a vote to adopt the resolution.

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

- 12. 26-PB-08/09V Stuart Steel Protection, LLC**
Preliminary/Final Site Plan, Bulk Variances
Block 9201, Lot 44; Zone: LI-1
61 Ethel Road West

Applicant is seeking approval for manufacturing and office use.

VARIANCES REQUIRED:

21-1102 Required – 61 parking spaces
Proposed – 59 parking spaces

Action to be taken prior to September 5, 2026
Attorney: Daven Persaud

Daven Persaud, Attorney, is here to represent the applicant. Mr. Persaud states that they would like to utilize a portion of the existing industrial building located on the site to operate their use. 61 Ethel Road West is approximately 185,390 square feet, 4.26 acres. They will be moving into this facility as a tenant and will be occupying approximately 50% of the building. The rest of the building is already being used by an existing tenant; Ready Carpet. Stuart Steel will be using it a small portion of manufacturing and warehousing and distribution of electric components or anodes which are used for steel protection. There is a small manufacturing component which is about 800 square feet which upped the parking count by 2, which triggered the bulk variance. Mr. Persaud lists all of the reports that they received.

Justin Fairchild, Stuart Steel, Director of Corporate Services, is sworn in. They chose Piscataway for the great location and the building is perfect for their use. Mr. Fairchild states that they manufacture anodes. They assemble, prepare packages and mail them, they are no retail sales. There are eight (8) employees, but could add a few more if needed. The hours of operations are 8 am to 5 pm Monday through Friday, but maybe an occasional Saturday if needed. There are about 15 deliveries per week, in and out, and the trailers are usually 53 foot trailers. Mr. Fairchild states that 80-85% of the anodes are 27 inches in length and weigh about 40 pounds.

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Mr. Persaud reviews the staff report. Numbers 1-4 they agree to. They will remove the containers on the property. #5, mill and repave; they will fix what needs to be done. They will patch, repair curbs as per the Townships Professionals recommendations. They have 59 parking spaces which will be adequate.

Greg Oman, Menlo Engineering, is sworn in to testify. Mr. Oman shares his screen with the Board. A-1 is entered as an exhibit, color rendering dates July 2, 2026. Mr. Oman states that this is a permitted use in the zone, LI-1 and is a 2-story masonry building. The site is surrounded by typical light industrial type uses with an exception to the south, there is a multi-family residential development which is part of Rivendell Meadows. The building is 36,877 square feet. There is a mezzanine in the building that is 6,848 square feet and is strictly utilized for a warehouse storage area.

Mr. Oman states that there are two full movement driveways off of Ethel Road West which allows full circulation around all four sides of the building. There are loading docks located in the rear along with the dumpster areas. They will clean up the dumpster areas as need. There are two ADA compliance parking spaces, total parking required in 61 and they have 59 spaces which is adequate for the use. They will restripe all of the existing parking spaces. They will submit for a waiver for Middlesex County Planning Board, but he believes that they won't have any comments.

Mr. Persaud has no more witnesses. There are no more questions from the Board. Public portion open/closed.

MOTION was made by Carol Saunders to approve the application; seconded by Philip Echevarria.

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

- 11. DISCUSSION:** Consistency Review for Rezoning (AH-7), Block 10514, Lots 15.09, 15.10, 15.11, 15.12 & 15.13 on the Piscataway Township Tax Map, page 105; also known as Roosevelt and Highland Avenues.

*Carol Saunders recuses herself from this discussion item and leaves the meeting. Ron Reinertsen leaves the meeting.

Tom Barlow states that just briefly, just to remind the Board, if there's any members of the public that happen to be on for this, the Planning Board's task under the Municipal Land Use Law and Title 40A, to review Municipal actions as it involves the change to the Zoning Ordinance. The Planning Board is not asked to agree or disagree, just is it consistent with the Master Plan. The Master Plan addresses the need of the Township to address the State mandated affordable housing requirements and this ordinance does that. It appears it would be consistent with the Master Plan, but the Planning Board is not asked to question the action of the governing body. Failure on behalf of the Council, the Township to not adopt the zoning change, would open the Township up to costly litigation. This is all part of the State mandated affordable housing.

Mr. Barlow states that this is to rezone certain blocks and lots as outlined in order to allow the development of affordable housing there. There are no plans of file at this time to his knowledge. It approved, they will have to come back before the Planning Board for site plan approval.

Dawn Corcoran states that the Town had specific dates that were sent in which these ordinances had to be adopted. In this case, we were granted a very small extension. Again, if we don't adopt the zoning in place as Mr. Barlow just stated, we are open to builder's remedy litigation. She feels that it is important to point out that the Board will have every opportunity as well as the public to comment on the safety

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and application when they come back before the Board for site plan. Councilwoman Cahill would like Ms. Corcoran to explain what builder's remedy would mean. Ms. Corcoran states that if we didn't have the zoning in place, they could come in and build on any parcel at any density, as per the courts. We had have just single family homes that could become affordable. You have to pick sites that are realistic. We have this prospective need of 539 units that we have to provide for. The Township has identified 14 sites in the municipality in which we feel affordable units are going to be built there, realistically, one of which is this site.

Councilwoman Cahill states that just to be clear, if the Township fails to adopt our affordable housing plan as mandated by the State of New Jersey, the builder's remedy then could just go right into effect. At that time, any developer could come in and build what they want. Ms. Corcoran states that we have always been in compliance with our obligations through all of the other rounds, therefore, we've never been faces with the builder's remedy. The builders could come in and build whatever they want with no input or regulations from the Town.

Mr. Barlow states that if they came in and say that had a 5 acre lot that normally might accommodate just 20 units, they could go to the court and say Piscataway is short 100 units, they can build a nine story building and put a 25 unit per acre and wipe out Piscataway's affordable problem. The Township would have no say, it does happen in other Towns. This resolution is that the Council is attempting to move to change the zoning to allow for development that will partially meet the affordable housing obligation. How it is going to look like will be up to the Board at time of their site plan submission. Ms. Corcoran states that there were going to originally be 83 units at this site, but they were able to put some in other locations, so this site will have approximately 50 units. We did this for three other sites a couple of months ago.

Mayor Wahler states that the whole process stinks. He blames the Governor, the legislature, and he blames the courts. What they are doing to municipalities around the state with this, in this short time frame is terrible. They have two or three judges in the entire state handling 400 towns and the fact that they're scrambling, they're acting more like COA judges instead of arbitrators. At the end of the day when all there sites get built, not just this one, there is going to be a lot of residents complaining about this. Councilwoman Cahill agrees with the Mayor on this, we have never missed any of our obligations.

Public:

#1. Syed Ahmed, 399 Highland Avenue, is sworn in. He states that he would like to thanks everyone who met with them on this matter. If you drive by there on a Sunday, there is no parking. There are four Churches in the area and the school. 50 units is still a lot and there are safety and parking issues.

#2. Andrew Morris, 410 Highland Avenue, is sworn in. He agrees with Syed 100% and feels this would not fit in the area.

#3 Doretta Gray, 318 Rivercrest, is sworn in. She agrees with everyone else. She asks the Planning Board to be tough on this development. She states the lot is too small as per the zone.

Public closed.

MOTION was made by Dawn Corcoran to approve the rezoning; seconded by Councilwoman Cahill.

ROLL CALL: Mayor Brian Wahler, Councilwoman G. Cahill, Dawn Corcoran, Rev. Henry Kenney, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

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MOTION was made by Rev. Kenney to adopt the resolution; seconded by Dawn Corcoran.

ROLL CALL: Mayor Brian Wahler, Councilwoman Gabriele Cahill, Dawn Corcoran, Rev. Henry Kenney, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith

13. **ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Councilwoman Cahill; All in favor. The meeting was adjourned at 8:15 P.M.

NEXT WORKSHOP BOARD MEETING – JULY 22, 2026 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – AUGUST 12, 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 July 8, 2026, same having been fully adopted by the Planning Board of Piscataway August 12, 2026.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD