

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY
TOWNSHIP HELD ON AUGUST 12, 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, Alex Adkins, Carol Saunders, Rev. Henry Kenney, E. Basheer Ahammed, Philip Echevarria and Chairperson Brenda Smith **ABSENT:** Mike Foster

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:** James Clarkin, IV, 4Site Planning
6. **CHANGES TO THE AGENDA:** Mr. Barlow states that they no changes to the agenda.
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 JULY 8, 2026:**

- (a) **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
 Approved.

MOTION was made by Carol Saunders to adopt the resolution; 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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**9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF
JULY 8, 2026**

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

10. DISCUSSION: Redevelopment plan for Block 6201, Lot 4.02 also known as 30 Knightsbridge Road.

James Clarkin, 4Site Planning, was sworn in to testify. Mr. Clarkin shares his screen with the Board. He states that the Board adopted an AINOR study in October 2025 that officially designated this area as an area in need of redevelopment (non-condemnation). He shows the Board a color Google picture of the property which is 45 acres total and currently have an office complex made up of four buildings. When doing the study he found significant vacancies, which was one of the reasons they decided it was in need of redevelopment. Overall, the four buildings encompass about 685,000 square feet and about 2,100 parking spaces.

Mr. Clarkin states that when he wrote this redevelopment plan after discussing with all the stakeholders, they decided that a logistic use was the most appropriate. They are looking at warehouses as the only permitted use within the redevelopment area. They made sure to include that a data center use or artificial intelligence as a principle use is strictly prohibited. He discusses the goals and objectives that are in his report (page 6); shares screen with the Board. In reference to the land use plan, the goal was to provide Piscataway with modern warehouse facilities.

Listed after that principal permitted warehouse use are the permitted accessory uses and prohibited uses. The prohibited uses are any use not expressly permitted, storage & warehousing of hazardous, flammable or dangerous materials, data centers and artificial intelligence and outdoor storage. On page 7 is shown the area, yard and bulk requirements that any developer would have to follow. On page 5 of the report, Mr. Clarkin goes over the traffic analysis and design for circulation; 1 space for 2,000 square feet. The office use will be capped at 1 space per 200 square feet. They will require a 5 foot wide pedestrian side walk along Knightsbridge Road as they always want to make sure there is good pedestrian circulation.

Mr. Clarkin discusses utilities and the fiber optics around the site. He discusses signs, landscaping, lighting etc. (shares report with Board on screen). There are some residents to the south of the property and they are requiring a 7 foot tall and 50 foot wide landscaping berm. Plants, trees and foliage will be planted on top of the berm so that they will grow and provide additional buffering from the residential homes. Mr. Clarkin states that they have additional design standards which include fences, rooftop mounted equipment, things of that nature. They want to make sure all easements are vacated prior to construction. In terms of environmental, when he did the study he did not find any environmental concerns. This is consistent with the Master Plan and Zoning.

They do have two provisions that they would like to add to the redevelopment plan to make sure they're covering certain items. The first one that will be added is a financial subdivision to facilitate the financing of the project may be granted by the Planning Board upon proper application. There may be a financial subdivision that will be proposed and then the Planning Board could act upon that. In reference

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to truck bays, they want them not to be operated between the hours of 11 pm and 7 am to minimize noise reaching the residential neighborhood. He will provide a new and revised redevelopment plan showing those revisions. Councilwoman Cahill asks Mr. Clarkin to explain in layman's terms the financial subdivision. Mr. Clarkin states that since there are multiple buildings, this references each separate building; that is why there is so much distance between the structures as they may have separate tenants. The Mayor agrees with Mr. Clarkin's explanation. Mayor Wahler would like to make sure that whatever color scheme is chosen, the Board and Township have a say. Mr. Clarkin will add that provision.

Chairperson Smith asks the Board if they have any further questions or comments; none. Public portion is open/closed. Ms. Saunders asks why this area couldn't be used for the development of homes. Mr. Clarkin states that they considered a number of land uses for this property, they didn't feel that residential would be appropriate for this area.

Councilwoman Cahill would like an explanation of why residential wouldn't be good. Mr. Clarkin states that the zone right now is LI-5 which is an industrial use and the property is surrounded by other industrial uses and office parks. Mr. Barlow states that this also insures that data centers or AI centers are prohibited from this property. Mayor Wahler states that data centers are permitted in town and this would prohibit them there. Mr. Echevarria asks why for landscaping is it only 70% native plants, why not more. Mr. Clarkin states that he worked with the Township Landscape Architect Jonathan Misrahi and this is what he came up with. He can look to a higher percentage in the future.

MOTION was made by Councilwoman Gabriele Cahill to approve the redevelopment plan; seconded by Philip Echevarria. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Alex Adkins, 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 for the redevelopment plan to be adopted and sent to Council. He asks Chairperson Smith to call for a vote to adopt the resolution.

MOTION was made by Carol Saunders to adopt the resolution; seconded by Alex Adkins.

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

11. DISCUSSION: Retain 4Site Planning to do a Redevelopment Plan for Block 1901, Lot 64.01 also known as 44 Stelton Road on the Piscataway Township Tax Map.

Mr. Barlow states that this discussion is to retain 4Site Planning to do a redevelopment plan for 44 Stelton Road, Block 1901, Lot 64.01.

MOTION was made by Councilwoman Gabriele Cahill to approve the authorization; seconded by Dawn Corcoran. **ROLL CALL:** Mayor Brian Wahler, Councilwoman G. Cahill, Alex Adkins, 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.

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MOTION was made by Carol Saunders to adopt the resolution; seconded by Alex Adkins.

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

*Chairperson Smith has to recuse herself; Vice-Chairman Henry Kenney will be running the meeting.

- 12. COURTESY REVIEW:** Board of Education, Piscataway High School, 100 Behmer Road, Block 6003, Lot 10.01; Rooftop Solar.

Mr. Barlow states that as they have done in the past, it's a statute of the Municipal Land Use Law that when the Board of Education or any public entity is going to expend public funds, there is a process where they just come before the Planning Board and explain what they are doing. Mr. Onaje Braxton from Talva Energy will be taking the lead.

Mr. Braxton shares the screen with the Board. They will be replacing several of the old solar rooftop equipment on the high school roof. The system is approximately 1,221.40 kW DC that will equate to 1,970 modules. They will be installed on the roof in a ballasted fashion, meaning they will be installed with block to hold them down. They will be connecting to the existing service via a load side tap meaning that they will be able to interconnect to the existing service without any upgrades or anything to that nature.

Mr. Braxton shows a color rendering showing the panels on several roofs of the high school. There will be a 6 foot pathway as required for fire. As long as the system is installed by the end of December 2027, they will receive the Federal Tax Credit. Rev. Kenney asks when will this project start. Mr. Braxton states they will start as soon as the permits are ready; probably beginning of September. Councilwoman Cahill asks if they were the previous installer of the original project; they were not, they are new. The work will be done early in the morning and later on in the day, weekends if necessary.

Mayor Wahler would like to know the financial outlay that the district has to do. Mr. Braxton does not have that information but will get it to the Board. Public portion open/closed.

- 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 WORKSHOP BOARD MEETING – AUGUST 26, 2026 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – SEPTEMBER 9, 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 August 12, 2026, same having been fully adopted by the Planning Board of Piscataway September 9, 2026.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD