

**MINUTES OF THE PLANNING BOARD REGULAR MEETING OF PISCATAWAY
TOWNSHIP HELD ON SEPTEMBER 9, 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, Mike Foster and Chairperson Brenda Smith
ABSENT: Philip Echevarria

Also present: Thomas Barlow, Esq., Ronal Reinertsen 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:

- #12 26-PB-04, 2 Johnson Ave, LLC-Postponed to October 14, 2026-Will re-notice
- #13 26-PB-10/11V, 605 Fairview Properties, LLC; Oct. 14, no further notice
- #14 25-PB-14, 1028 Stelton Developers, LLC-Oct. 14, no further notice

7. DULY AUDITED BILLS TO BE PAID

MOTION was made by Henry Kenney to pay the bills; seconded by Mike Foster.

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

**8. ADOPTION OF RESOLUTIONS TO MEMORIALIZE ACTION TAKEN ON
AUGUST 12, 2026: None**

9. ADOPTION OF THE MINUTES FROM THE REGULAR MEETING OF AUG. 12, 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.

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- 10. 26-PB-17 Greek Orthodox Community of NB
Final Major Subdivision
Block 11904, Lot 31.01; Zone: R-15
57 Riverview Avenue
Final major subdivision (23-PB-23/24V)

Action to be taken prior to November 20, 2026
Attorney: Kevin Morse**

Kevin Morse, Attorney, is here to represent the applicant. Mr. Morse states that this is for final major subdivision at 57 Riverview Avenue; Block 11904, Lot 31.01. Ms. Corcoran certifies that all conditions of the prior approval have been met and they are ready for final. Public portion open/closed.

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

- 11. 26-PB-01/02/03V 30 KB, LLC
Preliminary/Final Site Plan, Bulk Variances, Minor Subdivision
Block 6201, Lot 4.02; Zone: LI-5
30 Knightsbridge Road
Applicant would like to construct three warehouses with offices and
related parking and improvements.**

VARIANCES REQUIRED:

- 21-501** Required – 80 foot front yard setback
Proposed – 53.2 foot front yard setback (Knightsbridge Road) (Lot A)

Required – 50 foot side yard setback
Proposed – 40 foot side yard setback (Lot B)
- 21-614** Required – installation of fiber optic conduit along property frontage
Proposed – no fiber optic conduit
- 21-619.2** Required – in an industrial zone, no wall or fence shall be over 8 feet in height
Proposed – a wall, 10.9 feet in height, topped with a 4 foot fence for a total height of 14.9 feet
- 21-619.3** Required – no fence shall be erected with barbed wire
Proposed – a chain link fence with barbed wire (existing)
- 21-622** Required – fencing around basin
Proposed – no fencing
- 21-1102** Required – 178 parking spaces
Proposed – 89 parking spaces (Lot A)

**Action to be taken prior to August 18, 2026
Attorney: James E. Stahl**

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

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

- 13. ADJOURNMENT: MOTION** made by Chairperson Brenda Smith to adjourn; seconded by Mike Foster; All in favor. The meeting was adjourned at 8:26 P.M.

NEXT WORKSHOP BOARD MEETING – SEPTEMBER 23, 2026 AT 2:30 P.M.

NEXT PLANNING BOARD REGULAR MEETING – OCTOBER 14, 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 September 9, 2026, same having been fully adopted by the Planning Board of Piscataway October 14, 2026.



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD