
From: Mohi syed <[REDACTED]>
Sent: Monday, December 13, 2021 10:26 PM
To: Melissa Seader
Subject: A concerned resident of Piscataway

Dear Members of the Council,

My name is Mohiuddin Syed and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

We need a town that us more greener and environmental friendly as is the intent of elected officials for a greener society for the future of our kids.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you,

Sincerely,
Mohiuddin Syed

From: K.E.W. - <[REDACTED]>
Sent: Tuesday, December 14, 2021 12:18 PM
To: Melissa Seader
Subject: Zoning Change

Dear Members of the Council,

My name is Kirsten Wendland and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The quality of life of each of our citizens, those that commute to work in town, as well as the wildlife and nature is being negatively affected

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,

Kirsten Wendland

From: Katie DeMenna <[REDACTED]>
Sent: Tuesday, December 14, 2021 6:46 PM
To: Melissa Seader
Subject: Vote NO on more warehouses in Piscataway!

Dear Members of the Council,

My name is Katherine DeMenna and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The overdevelopment of Piscataway has to stop!

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Listen to the will of the people who voted you in!

Thank you for your time.
Sincerely,
Katherine DeMenna

From: Johann Bent <[REDACTED]>
Sent: Monday, December 13, 2021 9:19 AM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Johann Bent and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time. Sincerely, Johann Bent

From: Rachel Sy <[REDACTED]>
Sent: Monday, December 13, 2021 8:32 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council,

My name is Rachel Sy and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

This potential development would make our day-to-day activities, including grocery shopping and going to parks, polluted with additional toxic fumes and more dangerous traffic conditions.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,
Rachel Sy

From: Tainoosh Atif <[REDACTED]>
Sent: Monday, December 13, 2021 11:46 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council,

My name is Tainoosh Atif and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.[OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY]The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,

-Tainoosh Atif

From: Freddy Leyton <[REDACTED]>
Sent: Tuesday, December 14, 2021 4:54 PM
To: Melissa Seader
Cc: [REDACTED]
Subject: Opposition to item #8 for the record Dec 14th agenda

Dear Members of the Council,

My name is Freddy Leyton and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,

Freddy Leyton

[Sent from Yahoo Mail for iPhone](#)

From: Dawn Corcoran-Gardella
Sent: Tuesday, December 14, 2021 1:16 PM
To: Dana Korbman; Brian Wahler
Subject: FW: 1690 South Washington Avenue
Attachments: itsupport@piscatawaynj.org_20211214_111034.pdf; itsupport@piscatawaynj.org_20211214_112814.pdf; itsupport@piscatawaynj.org_20211214_113307.pdf

Good Afternoon,

Please see the attachments.

Thank you.

Dawn Corcoran-Gardella
Supervisor, Zoning Officer , P.P., AICP
Division of Planning

Phone: (732) 562-6570

From: Dawn Corcoran-Gardella
Sent: Tuesday, December 14, 2021 11:41 AM
To: 'jfc [REDACTED]'
Cc: 'Michael J. Baker'
Subject: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**PISCATAWAY TOWNSHIP ZONING BOARD OF ADJUSTMENT
PRELIMINARY & FINAL SITE PLAN, BULK & USE VARIANCE RESOLUTION
FINDINGS OF FACT AND CONCLUSIONS**

WHEREAS, M & M PARTNERS AT PISCATAWAY, LLC, 1690 S. WASHINGTON AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Zoning Board of Adjustment Preliminary & Final Site Plan approval and Use and Bulk variances to construct two warehouse buildings on the premises known and designated as Tax Map Block 5701, Lot 2 in the RR-1 Zone at 1690 S. Washington Avenue.

VARIANCES REQUIRED:

21=501

Required – Use permitted in zone
Proposed – Use not permitted in zone (warehouse)*

Required – Maximum building coverage 20%
Proposed – 33.6% building coverage

Required – Maximum building height 35'
Proposed – Building height 49.55' *

21-1102

Required – 738 parking spaces
Proposed – 363 parking spaces

21-1201

Required – No free-standing signs in residential zone
Proposed – Two free-standing signs (48 s.f, 6' high,
located 10' and 13.5' from property line)

*Variances are required pursuant to NJSA 40:55D-70(d)(1) & (d)(6)

IN ACCORDANCE WITH THE SITE PLAN, prepared by PS & S, dated 7/2/2020 and the Survey prepared by Solstice Surveying, dated 10/9/19 and supplied to the Zoning Board, and

WHEREAS, multiple public hearings were held via Zoom before the Zoning Board of Adjustment culminating on March 25, 2021, and

WHEREAS, the Board, after carefully considering the evidence presented at the above-mentioned public hearing has made the following factual findings:

1. The 24 acre property is located at 1690 S. Washington Avenue and is currently occupied by a vacant single family building.
2. The Applicant seeks a use variance, bulk variances and Preliminary & Final Site Plan approval to construct two warehouse buildings.
3. The property is zoned RR-1, which does not permit warehouses.

4. As a result of litigation resulting from a prior application on this property, the Zoning Board granted approval, in a Whispering Woods hearing, for 242 housing units with additional retail space; that project was not constructed and this application for two warehouse buildings was filed.
5. The Applicant offered the planning testimony through Ms. Christine Cofone, PP.
6. Ms. Cofone testified that the site is particularly suited to the warehouse use because of the distance from the nearest single family homes and the proximity to Route 287.
7. Ms. Cofone then addressed the purposes of the Municipal Land Use Law and identified three purposes of the Municipal Land Use Law that would be furthered by this application.
8. The Applicant presented evidence that the property, as zoned through the litigation settlement, could not be reasonably adaptable for 242 dwelling units and associated retail because of the economic hardship of providing adequate sewer service.
9. The Zoning Board agrees with the Applicant that this is an additional special reason supporting this application.
10. Ms. Cofone further testified that there would be no substantial detriment to the public good because the proposed Site Plan kept truck traffic approximately 1,000 feet from the closest single family houses coupled with the retention of the existing tree line.
11. Ms. Cofone also testified that there would be no substantial impairment to the intent and purpose of the Zone Plan and Zone Ordinance because the site was not reasonably adaptable to permitted uses in this zone.
12. The Zoning Board finds Ms. Cofone to be a credible witness and agrees with the aforementioned. The Zoning Board finds that there are planning justifications that support the granting of this Use Variance.
13. The Applicant also offered the testimony of Matt Seckler, Traffic Engineer. Mr. Seckler testified that in the warehouse industry, truck traffic to the site is spaced out to avoid a majority of truck traffic in the AM and PM peak traffic hours.
14. Mr. Seckler testified that on-site vehicle circulation is adequate and that ingress/egress points were safely designed.
15. Mr. Seckler also compared this proposed use to the previously approved use and noted that the previously approved use proposed ten times the proposed vehicle trips as compared to this application.
16. Mr. Seckler addressed the proposed parking variance. He noted that current warehouse parking requirements in the industry are significantly lower than Piscataway's warehouse parking ordinance. In his experience, the current warehouse parking requirements can be adequately addressed by the spaces proposed in this application.
17. Mr. Seckler concluded his testimony by agreeing to the revisions requested by Mr. Chen, the Zoning Board Traffic Engineer.
18. The Zoning Board finds Mr. Seckler to be a credible witness. The Zoning Board finds that this application provides adequate onsite circulation and safe ingress and egress.
19. The Zoning board finds that a parking variance can be granted based upon the evidence presented because adequate onsite parking has been provided.
20. Numerous members of the public expressed concerns with this Application.

WHEREAS: The Board has concluded, based upon the facts presented by the Applicant, that:

1. The Applicant has shown that the use variance, if granted, will advance the purposes of the Municipal Land Use Law and that the benefits of the deviation from the applicable ordinances substantially outweigh any detriment presented.
2. The Applicant has demonstrated that the use variance sought will not have any adverse impact upon the Master Plan or Zoning Ordinances for the reasons cited by the Applicant's Professional Planner, Ms. Christine Cofone.
3. The Applicant has demonstrated that the variances sought will cause no substantial detriment to the public good.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby granted the requested use variance subject to the following conditions:

1. The Applicant will obtain all necessary permits, inspections and approvals.
2. Applicant is required to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.
3. Satisfaction of the Township's growth share obligations as required by law, statute and/or ordinance.
4. Applicant will comply the reports submitted by the Zoning Board's professionals including Mr. Carley, Mr. Chadwick, Mr. Chen and Mr. Hinterstein.
5. Applicant shall publish notice of this decision in THE COURIER NEWS or the STAR LEDGER within twenty (20) days of the memorialization of this resolution.

BE IT FURTHER RESOLVED THAT: Copies of this resolution be forwarded to the Tax Assessor, Township Engineer, Zoning Officer and the Applicant.

THOSE IN FAVOR: Mr. Zimmerman, Mr. O'Reggio, Mr. Blount, Mr. Patel, Mr. Ali and Chairman Cahill

OPPOSED: Mr. Tillery

The undersigned, Secretary to the Piscataway Township Zoning Board of Adjustment, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 8th day of April, 2021, on the following vote:

THOSE IN FAVOR: Mr. Zimmerman, Mr. Tillery, Mr. Blount, Mr. Patel, Mr. Ali and Chairman Cahill

OPPOSED: None



**SHAWN CAHILL, SECRETARY & CHAIRMAN
PISCATAWAY ZONING BOARD OF ADJUSTMENT**

SETTLEMENT AGREEMENT

This settlement agreement (the "Agreement") is made effective February 13, 2018 (the "Effective Date") by and between M&M Realty at Piscataway, LLC ("M&M") and the Zoning Board of Adjustment of the Township of Piscataway ("the Board") (collectively "the Parties").

RECITALS

WHEREAS M&M is the contract purchaser of the real property known as 1690 South Washington Avenue, Piscataway, New Jersey, also known as Lot 2, Block 5701 on the official tax map of the Township of Piscataway (the "Property"); and

WHEREAS the Board is the Zoning Board of Adjustment of the Township of Piscataway, a municipality in the State of New Jersey; and

WHEREAS M&M filed a Preliminary and Final Site Plan Application with Bulk and Use Variances (the "Application") seeking approval to construct a mixed use development comprised of approximately 103,768 SF of retail/commercial space, two hundred sixty eight (268) two-bedroom condominium residential units, and thirty (30) affordable residential units at the Property; and

WHEREAS M&M published and mailed notice as required pursuant to the Municipal Land Use Law, indicating that the application sought site plan and variance approval to construct a mixed use development comprised of approximately 103,768 SF of retail/commercial space, two hundred sixty eight (268) two-bedroom condominium residential units, and thirty (30) affordable units at the Property; and

WHEREAS the Application initially sought a Use Variance(d)(1), a density variance(d)(5), a height variance(d)(6), and bulk variances (70)(c) and preliminary and final site plan approval for its mixed use development; and

WHEREAS the application was bifurcated at the request of M&M to limit the Application to the d variances only; and

WHEREAS the Board deemed the notice to be proper and took jurisdiction, and a public hearing was conducted on November 10, 2016; and

WHEREAS the Board denied the Application, and adopted a resolution memorializing its decision at its meeting on January 12, 2017; and

WHEREAS M&M filed a Complaint in Lieu of Prerogative Writ on February 27, 2017 against the Board in the Superior Court of New Jersey, Law Division, Middlesex County (Docket No. MID-L-1187-17) (the "Lawsuit") seeking a judgment reversing the decision of the Board and directing the d variances be granted; and

WHEREAS the Board filed an answer and defenses denying the material allegations of M&M's complaint on April 17, 2017; and

WHEREAS the Honorable Travis L. Francis, A.J.S.C., entered an administrative order transferring the Lawsuit to the Law Division, Monmouth County, where it was assigned a new docket number, (Docket No. MON-L-1291-17); and

WHEREAS the Parties now desire to fully, finally and completely settle all disputes between them concerning the Lawsuit;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged, and intending to be bound, the Parties hereby agree as follows:

1) REVISED APPLICATION & WHISPERING WOODS HEARING

a. Within sixty (60) days of the Effective Date, M&M will submit the concept plan prepared by EP Design Services, LLC [dated December 1, 2015, last revised November 30, 2017 (Drawing 1 PS-1) attached hereto as Exhibit A] (the "Concept Plan") to the Board so it may conduct a *Whispering Woods* Hearing (the "*Whispering Woods* Hearing"). The *Whispering Woods* Hearing and settlement of the Lawsuit will be conditioned upon the later consideration by the Board, at a time agreeable to the Parties, of M&M's revised Variance and Preliminary and Final Site Plan Application ("Revised Application"). The Revised Application, which will include a full engineering design, will be consistent with the Concept Plan, which consists of the following:

1. Approximately 101,268 SF retail/commercial, consisting of:
 - (a) 86,268 SF commercial building (the "Commercial Building");
 - (b) 12,500 SF retail (the "Retail Building"); and
 - (c) 2,500 SF pad.
2. 242 residential units, consisting of:
 - (a) 140 condominium units;
 - (b) 60 townhome units in nine (9) two-story structures along the westerly property line of the Property; and
 - (c) 42 apartment units.

3. Of the 242 residential units, 48, less a credit of 18 units for additional units built by JSM at Fairways, LLC (Block 9001, Lot 44.14), will be set aside for affordable housing.
 4. An equipment shed.
 5. Parking will be provided at a ratio of 1 space per 198 SF of the Commercial Building, and 1 space per 250 SF of the Retail Building. In the event any approval, inclusive of Middlesex County Planning Board approval, requires the dedication or transfer of any portion of the Property, and that dedication or transfer results in a reduction in the number of parking spaces in the Commercial Building area and/or a reduction in the number of parking spaces in the Retail Building area, the Commercial Building will be reduced by 198 SF per parking space lost and/or the Retail Building will be reduced by 250 SF per parking space lost, as the case may be.
 6. All 242 residential units will comply with the parking requirements of RSIS.
- b. Within forty-five (45) days of the Concept Plan being submitted, the Board will convene a duly-noticed hearing at which it will conduct the *Whispering Woods* hearing regarding the Board's decision to approve or deny the settlement. The Board's meeting and *Whispering Woods* Hearing will be scheduled to begin at 7:30 pm at the Piscataway Township Public Works Center, 505 Sidney Road, Piscataway Township, New Jersey 08854.

c. M&M will provide notice of the *Whispering Woods* Hearing by publication in the Courier News and service by certified mail upon all owners of property within 200 feet in all directions of the Property using a current property list at least ten (10) days prior to the date of the hearing, and the Board shall make the plans available for public inspection, as required by the Municipal Land Use Law. At the *Whispering Woods* Hearing, the Zoning Board attorney will announce for the record the terms of this Agreement, submit a copy of this Agreement into evidence, and identify for the record the Concept Plan and accompanying documents. Upon completion of the *Whispering Woods* Hearing, the Board will adopt a resolution memorializing its decision to approve or deny the settlement in accordance with its rules and regulations, which shall include all findings of fact and conclusions of law required under applicable law.

2) PHASING OF THE COMMERCIAL BUILDING

In the event the Board approves the Revised Application, the Parties agree that M&M shall be entitled to the issuance of Certificates of Occupancy for 50% of the residential units prior to initiating construction on the Commercial Building. Subject to Paragraph 4 below, after construction has commenced on the Commercial Building, M&M shall be entitled to building permits for all of the remaining 50% of the residential units, but will not be entitled to any Certificates of Occupancy for the remaining 50% of the residential units until the development of the Commercial Building is substantially completed, as evidenced by the issuance of a Temporary Certificate of Occupancy or Permanent Certificate of Occupancy. Upon substantial completion of the Commercial

Building, M&M shall be entitled to the issuance of any and all remaining Certificates of Occupancy, in accordance with the usual standards for the issuance of Certificates of Occupancy.

3) LITIGATION

In the event the development and/or the issuance of building permits or Certificates of Occupancy for the Commercial Building is delayed by any appeal of the Board's approval of the Agreement or Revised Application (or portion thereof), the Parties agree that the limitation on the issuance of residential Certificates of Occupancy as set forth in Paragraph 2 hereof will continue to apply.

4) MUTUAL RELEASES

Except to enforce the terms of this settlement, the Parties hereto, including all of their respective members, shareholders, partners, directors, officers, managers, employees, attorneys, representatives, agents, parent entities, affiliates, municipal officials, municipal employees, predecessors, successors, heirs, beneficiaries and assigns, hereby fully and forever release one another from all present claims or causes of action of any nature whatsoever, whether known or unknown, in law or equity, statutory or at common law, that were or could have been raised in the Lawsuit.

5) STIPULATION OF DISMISSAL

Upon the full execution of this Agreement, counsel for M&M and the Board shall cooperate to prepare, execute and file a Stipulation of Dismissal of the Lawsuit, without prejudice and without costs in the form attached hereto as Exhibit B. In the event that the Board approves the Agreement and Revised Application, and no appeals are filed within the time prescribed by R. 4:69-6 (including M&M's right to appeal any conditions imposed

by the Board over M&M's objection), then, in that event, M&M will cause to be filed a Stipulation of Dismissal with prejudice in the form attached hereto as Exhibit C.

In the event an appeal(s) is/are taken either from the Board's grant of approval of the Revised Application, or by M&M from such conditions of approval that may be deemed unacceptable to M&M, then, in that event, provided the appeals are pursued diligently and in good faith, M&M may either proceed with the proposed development at its own risk, or await the final outcome of any such litigation.

If the final result of any and all appeals taken results in the Revised Application being approved with conditions acceptable to M&M, then the Stipulation of Dismissal with prejudice shall be filed forthwith. If the challenges to any of the conditions of approval are not resolved to the satisfaction of M&M, M&M may either abandon the approval of the Revised Application, or reinstate the Lawsuit, in its sole discretion, and the Parties hereto all acknowledge and agree that such reinstatement shall not be subject to a statute of limitations defense.

6) MISCELLANEOUS PROVISIONS:

- a) Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey, without regard to conflict of laws or choice of law principles thereof.
- b) Amendments: This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof. This Agreement may not be amended or changed in any way except in a writing signed by both Parties.
- c) Agreement Voluntarily Entered Into By Each Of The Parties: This Agreement is executed voluntarily by each of the Parties without any duress or undue influence. The

Parties represent and warrant to each other that they have read and fully understand each of the provisions of this Agreement and have relied on the advice of competent legal counsel of their own respective choosing.

- d) Interpretation. This Agreement has been reviewed by experienced and knowledgeable legal counsel for each of the Parties. Accordingly, none of the Parties shall be presumptively entitled to have any provisions of the Agreement construed against any of the other Parties in accordance with any rule of law, legal decision, or doctrine.
- e) No Admission of Liability: The Parties agree that this Agreement is the result of a compromise of disputed issues, and that the execution and delivery of this Agreement shall not constitute or be construed as an admission of any liability or wrongdoing on the part of any Party or any expression as to the merits of the underlying Lawsuit.
- f) Attorneys' Fees, Costs, and Expenses: Each of the Parties shall bear its own attorneys' fees, costs and expenses in connection with the negotiation and preparation of this Agreement. M&M shall be responsible for all customary application fees and professional escrows in connection with the *Whispering Woods* hearing and the Revised Application.
- g) Severability: If any provision of this Agreement, or the application thereof, shall for any reason or to any extent be construed by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, and application of such provisions to other circumstances, shall remain in effect and be interpreted so as best to reasonably effectuate the intent of the Parties.

- h) **Headings:** The section titles, captions, and headings contained in this Agreement are inserted as a matter of convenience, and shall in no way be construed to define, limit, or extend the scope of this Agreement or the effect of any of its provisions.
- i) **Recitals:** The recitals set forth at the beginning of this Agreement shall not be admissible to prove the truth of the matters asserted therein in any action or proceeding involving any of the Parties (other than an action or proceeding brought to enforce the terms of this Agreement), nor do any of the Parties intend such recitals to constitute admissions of fact by any of them.
- j) **Additional Representations and Warranties:** Each of the Parties represents and warrants that it is fully authorized to enter into this Agreement.
- k) **Additional Necessary Documents:** The Parties agree to execute any additional documents that may be reasonably required in order to carry out the purpose and intent of this Agreement.
- l) **Execution in Counterparts:** This agreement may be signed in multiple counterparts and the separate signature pages executed by the Parties may be combined to create a document binding on all of the Parties and together shall constitute one and the same instrument. This Agreement may be executed in facsimile or electronic counterparts. An original signature will be provided if requested by any Party.
- m) **Enforceability of Agreement:** Any action to enforce this Agreement, or any other action relating to this Agreement, shall be brought in the Superior Court of New Jersey, Middlesex County. The prevailing party shall be entitled to recover its reasonable attorney's fees, costs and expenses from the non-prevailing party or parties, including reasonable attorney's fees, costs and expenses incurred in connection with the

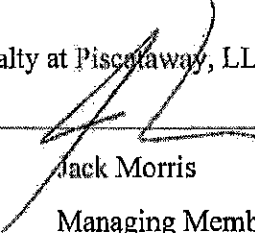
enforcement of any judgment arising from such action or proceeding, except as provided below.

In the event the Board approves the settlement and the accompanying Revised Application by voting in favor of the terms contained in Paragraphs 1 and 2 above, and M&M brings an action challenging a condition of approval by the Board, the Parties shall bear the first \$10,000 of their reasonable attorney's fees, costs and expenses. Thereafter the prevailing party shall be entitled to recover its reasonable attorney's fees, costs and expenses from the non-prevailing party or parties, including reasonable attorney's fees, costs and expenses incurred in connection with the enforcement of any judgment arising from such action or proceeding. Attorney's fees shall be billed at the customary rate charged to the client, which in the case of M&M is \$350 per hour.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth opposite the respective signature lines set forth below

Date: 2/14/18

M&M Realty at Piscataway, LLC.

By: 

Name: Jack Morris

Title: Managing Member

Date: _____

The Zoning Board of Adjustment of the
Township of Piscataway

By: _____

Name: Albert Bleisch

Title: Chairman

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth opposite the respective signature lines set forth below

Date: _____

M&M Realty at Piscataway, LLC.

By: _____

Name: Jack Morris

Title: Managing Member

Date: _____

The Zoning Board of Adjustment of the
Township of Piscataway

By:  _____

Name: Albert Bleisch

Title: Chairman

EXHIBIT A

THE WEINGARTEN LAW FIRM, LLC
Douglas K. Wolfson, Esq.
Bar ID: 024731977
1260 Stelton Road
Piscataway, New Jersey 08854
(732) 393-0048
Attorneys for M&M Realty at Piscataway, LLC

M&M REALTY AT
LLC, PISCATAWAY, LLC,

Plaintiff,

v.

ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF PISCATAWAY

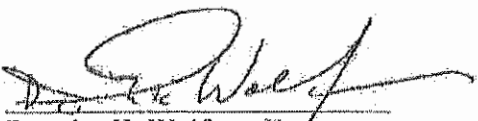
Defendant.

SUPERIOR COURT OF
MERCER COUNTY
LAW DIVISION

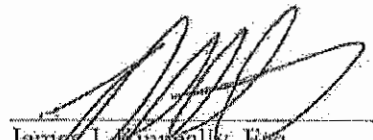
DOCKET NO.: MON-L-1291-17

**STIPULATION OF DISMISSAL
WITHOUT PREJUDICE**

The matter in dispute in the above entitled action having been adjusted by and between Plaintiff and the Defendant Township of Piscataway Zoning Board of Adjustment, it is hereby stipulated by the Parties that all claims against the Zoning Board of Adjustment of the Township of Piscataway be dismissed without prejudice and without costs or fees payable to or from either party. The following has been agreed to by all parties.


Douglas K. Wolfson, Esq.
Attorney for Plaintiff

Dated: 2/15/ 2018


James L. Kinnally, Esq.
Attorney for Defendant Zoning Board of
Adjustment

Dated: 3/1 2018

EXHIBIT B

THE WEINGARTEN LAW FIRM, LLC
Douglas K. Wolfson, Esq.
Bar ID: 024731977
1260 Stelton Road
Piscataway, New Jersey 08854
(732) 393-0048
Attorneys for M&M Realty at Piscataway, LLC

M&M REALTY AT
LLC, PISCATAWAY, LLC,

Plaintiff,

v.

ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF PISCATAWAY

Defendant.

SUPERIOR COURT OF
MERCER COUNTY
LAW DIVISION

DOCKET NO.: MON-L-1291-17

**STIPULATION OF DISMISSAL
WITH PREJUDICE**

The matter in dispute in the above entitled action having been adjusted by and between Plaintiff and the Defendant Township of Piscataway Zoning Board of Adjustment, it is hereby stipulated by the Parties that all claims against the Zoning Board of Adjustment of the Township of Piscataway be dismissed with prejudice and without costs or fees payable to or from either party. The following has been agreed to by all parties.

Douglas K. Wolfson, Esq.
Attorney for Plaintiff

James J. Kinneally, Esq.
Attorney for Defendant Zoning Board of
Adjustment

Dated: _____ 2018

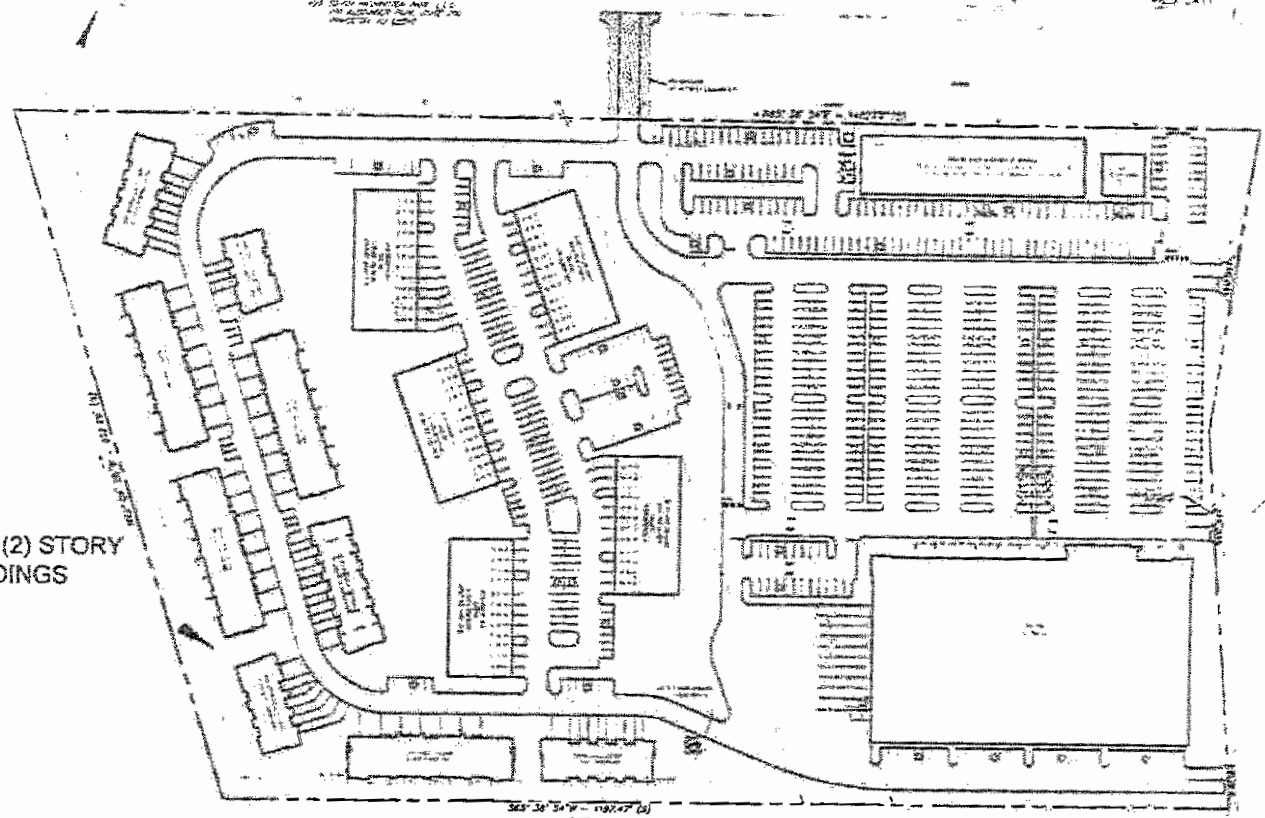
Dated: _____ 2018

EXHIBIT C

800-PS-1

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	100	YD	100
2	CEMENT	50	TON	50
3	STEEL	200	LB	200
4	BRICK	1000	UNIT	1000
5	PAINT	50	GAL	50
6	GLASS	100	UNIT	100
7	DOOR	10	UNIT	10
8	WINDOW	20	UNIT	20
9	ROOFING	100	UNIT	100
10	PLUMBING	50	UNIT	50
11	ELECTRICAL	100	UNIT	100
12	LANDSCAPING	100	UNIT	100
13	HAZARDOUS WASTE	100	UNIT	100
14	DEMOLITION	100	UNIT	100
15	FOUNDATION	100	UNIT	100
16	STRUCTURE	100	UNIT	100
17	INTERIOR	100	UNIT	100
18	EXTERIOR	100	UNIT	100
19	MECHANICAL	100	UNIT	100
20	FINISHING	100	UNIT	100
21	INSULATION	100	UNIT	100
22	CLADDING	100	UNIT	100
23	ROOFING	100	UNIT	100
24	PLUMBING	100	UNIT	100
25	ELECTRICAL	100	UNIT	100
26	LANDSCAPING	100	UNIT	100
27	HAZARDOUS WASTE	100	UNIT	100
28	DEMOLITION	100	UNIT	100
29	FOUNDATION	100	UNIT	100
30	STRUCTURE	100	UNIT	100
31	INTERIOR	100	UNIT	100
32	EXTERIOR	100	UNIT	100
33	MECHANICAL	100	UNIT	100
34	FINISHING	100	UNIT	100
35	INSULATION	100	UNIT	100
36	CLADDING	100	UNIT	100
37	ROOFING	100	UNIT	100
38	PLUMBING	100	UNIT	100
39	ELECTRICAL	100	UNIT	100
40	LANDSCAPING	100	UNIT	100
41	HAZARDOUS WASTE	100	UNIT	100
42	DEMOLITION	100	UNIT	100
43	FOUNDATION	100	UNIT	100
44	STRUCTURE	100	UNIT	100
45	INTERIOR	100	UNIT	100
46	EXTERIOR	100	UNIT	100
47	MECHANICAL	100	UNIT	100
48	FINISHING	100	UNIT	100
49	INSULATION	100	UNIT	100
50	CLADDING	100	UNIT	100

TWO (2) STORY BUILDINGS



NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	100	YD	100
2	CEMENT	50	TON	50
3	STEEL	200	LB	200
4	BRICK	1000	UNIT	1000
5	PAINT	50	GAL	50
6	GLASS	100	UNIT	100
7	DOOR	10	UNIT	10
8	WINDOW	20	UNIT	20
9	ROOFING	100	UNIT	100
10	PLUMBING	50	UNIT	50
11	ELECTRICAL	100	UNIT	100
12	LANDSCAPING	100	UNIT	100
13	HAZARDOUS WASTE	100	UNIT	100
14	DEMOLITION	100	UNIT	100
15	FOUNDATION	100	UNIT	100
16	STRUCTURE	100	UNIT	100
17	INTERIOR	100	UNIT	100
18	EXTERIOR	100	UNIT	100
19	MECHANICAL	100	UNIT	100
20	FINISHING	100	UNIT	100
21	INSULATION	100	UNIT	100
22	CLADDING	100	UNIT	100
23	ROOFING	100	UNIT	100
24	PLUMBING	100	UNIT	100
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45	INTERIOR	100	UNIT	100
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47	MECHANICAL	100	UNIT	100
48	FINISHING	100	UNIT	100
49	INSULATION	100	UNIT	100
50	CLADDING	100	UNIT	100

EP DESIGN SERVICES, LLC PROPOSED CONCEPT PLAN 1000 WEST 10TH STREET, SUITE 100 MINNEAPOLIS, MN 55408 TEL: 612.338.1000 FAX: 612.338.1001 WWW.EPDESIGN.COM		PLAN 100-000000-0000 1000 WEST 10TH STREET, SUITE 100 MINNEAPOLIS, MN 55408 TEL: 612.338.1000 FAX: 612.338.1001 WWW.EPDESIGN.COM
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EXHIBIT A

**M&M REALTY PARTNERS AT PISCATAWAY, LLC
1690 SOUTH WASHINGTON AVENUE
PISCATAWAY, NJ 08854**

**APPLICATION: 15-ZB-59
15-ZB-60V**

**PISCATAWAY TOWNSHIP ZONING BOARD OF ADJUSTMENT
RESOLUTION OF DENIAL OF USE VARIANCE
FINDINGS OF FACT AND CONCLUSIONS**

WHEREAS: M&M PARTNERS AT PISCATAWAY, LLC, 1690 SOUTH WASHINGTON AVENUE 802 STELTON ROAD, PISCATAWAY, NEW JERSEY 08854, has applied to the Piscataway Township Zoning Board of Adjustment for a Use Variance, bulk variances and preliminary & final site plan approval from the provisions of the Piscataway Township Zoning Ordinances to build a mixed use development of 103,768 s.f. of retail/commercial, 268 (2) bedroom condominium units and 30 affordable units on the premises known and designated as Tax Map Block 5701, Lot 2, in an RR-1 Zone at 1690 South Washington Avenue.

VARIANCES REQUESTED:

21-501 Required – Use permitted in a residential zone
Proposed – Use not permitted (commercial and multi-family use in a single family zone)

Required – 50 foot front yard setback
Proposed – 25.4 foot front yard setback

Required – Maximum building height 35'
Proposed – Building height 61.67'

21-622 Required – Detention basin fencing 5' in height
Proposed – 4' high fencing around detention basin

21-1101 Required – 1,141 Parking spaces
Proposed – 1,070 parking spaces

21-1201 Required – No free-standing sign in residential zone
Proposed – 100 s.f. free-standing pylon sign

Required – No directional sign
Proposed – 2 directional signs

6. On the west side of the property, the Applicant plans to build 256 residential units. These units would be contained in eight buildings, each containing 32 units. These buildings are planned to be four stories in height. The actual height of these buildings is 61.67 feet. Adjacent to these buildings is the clubhouse building of approximately 5,000 s.f.
7. In the center of the lot is the majority of the parking for the entire site.
8. Mr. Taikena testified that the Applicant attempted to obtain an easement through the adjoining property to obtain access to the traffic signal at Knox Drive; the owners of the adjacent parcel declined to give the Applicant the easement necessary for access to Knox Drive.
9. The Applicant offered the testimony of traffic engineer, Mr. Dan Disario, P.E. of Langan Engineering; Mr. Disario described the internal circulation, on-site parking, ingress/egress and external traffic conditions on South Washington Avenue in this area.
10. Regarding ingress/egress, the site would be served by three driveways; the north driveway would be a full access driveway serviced by a new proposed traffic signal. The two other driveways, in the central part of the site and in the southerly part of the site, would be limited access driveways with "right in" and "right out" movements only.
11. In Mr. Disario's opinion, Middlesex County will require the Applicant to widen South Washington Avenue as part of this application; this widening would require the Applicant to give up some of the parking spaces currently proposed. This would increase the scope of the parking variance being requested.
12. Mr. Disario testified that the current circulation pattern is not optimal; currently truck traffic would be unable to access the full service driveway without circulating around the residential part of the development.
13. The development includes 30 affordable housing units; the inclusion of 30 affordable housing units does not render this application "inherently beneficial." The Township has already received approval of its third round COAH obligations and actually has a surplus of affordable units.
14. The Applicant offered the testimony of Ms. Christine Cofone, P.P., to offer planning testimony in support of this application. Ms. Cofone testified that this application satisfied the positive criteria and offered the following opinions:
 - A. The property is particularly suited for the proposed mixed use because of the existence of overhead wires, excellent regional highway access and the proximity of the substantially occupied warehouse adjacent to the property.
 - B. Three purposes of the Municipal Land Use Law would be advanced by approving the project. First, the project would promote the general welfare (Criteria "a"), primarily because 30 affordable housing units are proposed. Second, criteria "g"

would be advanced because the project provides sufficient space in appropriate locations for a variety of uses, noting that the property provides sufficient space because it has 26 acres of area and because the site can be a "really nice" transitional use. Third, this project would advance criteria "h" because a free flow of traffic would be promoted.

15. Ms. Cofone also testified with respect to the negative criteria. Regarding whether there would be any substantial detriment to the public good, Ms. Cofone noted that the Applicant could solve any traffic issues, and that the site could handle the excess density proposed, and that in general, there would be no adverse impacts. With respect to whether there would be any substantial impairment to the Township's zone plan, Ms. Cofone rendered her opinion that what the Applicant proposed was a "far better zoning alternative..." than the RR-1 single family zoning. With respect to the reconciliation requirement, Ms. Cofone offered that there have been changed circumstances in the area, noting the construction of the warehouse next door.
16. The Zoning Board finds that this property is not particularly suited for the proposed mixed use, and rejects the opinions of the Applicant's planner, noting that some of her reasoning lacks factual support. Ms. Cofone never explained why the presence of overhead wires rendered the property particularly suitable. If she intended to suggest that the presence of overhead wires renders a property inappropriate for single family development, the Board rejects such a suggestion. The Board is aware of numerous successful single family residential developments adjacent to overhead power lines, including the power lines which are adjacent to Sefton Circle and Anita Drive. As to the excellent regional highway access, the Board concludes that there is nothing unique about this property's location setting it apart from other nearby properties that renders this property particularly suitable. This site is located approximately one-half mile from a Route I-287 interchange. Based upon its knowledge of local conditions, the Board notes that there are dozens of other parcels within the same distance to this interchange. The Board further notes that its conclusion is consistent with the holding in the Supreme Court Medici decision. The Board further notes that Ms. Cofone never explained why the property is particularly suitable because it is located next to a warehouse. The Board finds to the contrary.
17. The Zoning Board finds that this Application does not serve any of the purposes of zoning identified in the Municipal Land Use Law. This development does not serve the general welfare because the site is not particularly suited to the proposed development. The site is not large enough to accommodate all of the development proposed by the Applicant; it requires a density variance and height variance to accommodate the development and lacks adequate parking, evidenced by the need to request a parking variance of 71 spaces plus those spaces which will be lost to the road widening.
18. This development does not provide sufficient space in an appropriate location. As noted, there is too much development proposed on this site; there is not sufficient space. The residential buildings abut industrial warehouse uses with minimal buffering; this is not an appropriate location. There is a substantial parking space deficiency. This deficiency is likely to become even greater when the County requires road widening. The shortage of

parking is another example of how there is insufficient space for the development proposed by the Applicant.

19. The development as proposed does not "promote the free flow of traffic" either within the site or onto South Washington Avenue. Within the site, truck traffic cannot exit the site at the proposed traffic signal without circulating around the proposed residential buildings. Ingress/egress would be preferred through an easement to access the traffic signal at Knox Drive but the Applicant has not secured that access. Under the current plan, the Application proposes a traffic signal on the north driveway that is too close to the Knox Drive signal and very close to two other existing traffic signals. None of the existing traffic signals are coordinated and there are existing traffic back-ups on South Washington Avenue. A development of this size would create ingress/egress problems to/from South Washington Avenue.
20. In summary, the Zoning Board rejects the testimony of Ms. Cofone and finds that the Applicant has not proven the "special reasons" necessary for variances from N.J.S.A. 40:55D-70(d).
21. The Zoning Board finds that this development, if approved, would cause substantial detriment to the public good for a number of reasons. First, the development proposed is so intense that the residential uses cannot be adequately buffered from other non-residential uses on-site (grocery store loading docks) or off-site (adjacent warehouse loading docks).
22. The public good will suffer further substantial detriment because there is inadequate parking proposed in this development. The Zoning Board rejects the conclusions of Mr. Disario and finds that there is inadequate parking to address the intensity and number of uses proposed by the Applicant.
23. The public good will suffer further substantial detriment due to the proposed traffic signal. This signal and its proximity to the Knox Drive signal will cause traffic backups that impair the public good. The Applicant could not even assure the Zoning Board that these traffic signals would be coordinated. The existing traffic signals are not coordinated. Existing traffic is often backed up in front of this site. The traffic in and out of this site would further impair the public good.
24. The public good will suffer further substantial detriment because the excessive height will block light, air and open space.
25. The mixed use proposed by the development would cause a substantial impairment to the zone plan and zone ordinance. The proposal represents the polar opposite of the single family residential use on one acre lots. This polar inconsistency, coupled with the intensity of the proposed mixed use on a property of this size, if approved, would impair the intent and purpose of both the zone plan and zone ordinance. A transitional use is not needed on the Applicant's property in order to harmonize the development of this site with the adjoining warehouse property. The Applicant's property could be developed with

single family homes on conforming one-acre lots. Those one-acre lots could provide substantial setbacks from the adjacent warehouse use, with buffering including a combination of berms and dense landscaping.

26. Ms. Cofone's opinion that what is proposed is a far better zoning alternative than the RR-1 single family zoning is rejected for two reasons. First, the use of a standard "better zoning alternative" is not the test for judging a use variance, but is the test utilized for determining whether a bulk variance can be granted under the flexible (c)(2) analysis in N.J.S.A. 40:55D-70(c)(2). Second, to simply attempt to justify a use variance because it may be a better alternative than what is in the ordinance would trample on the municipal authority to zone land within the municipality.
27. The proposed height of the development is so extremely in excess of what is permitted (61.4' proposed, 35' permitted) that granting it would impair the intent and purpose of both the zone plan and zone ordinance. The Board further notes that, despite her statement that she touched upon the basis for granting a height variance, a review of the record discloses that no such justification was made.
28. The Applicant failed to meet its obligation to reconcile the granting of the use variance by an enhanced burden of proof with the absence of these uses in the zone. Ms. Cofone's reconciliation argument was that there are changed circumstances. She pointed to the passage of time (11 years) from the last re-examination of the municipal Master Plan. Ms. Cofone alluded to the granting of the warehouse project as a possible changed circumstance. This was the only factual support for her conclusion of changed circumstances. The Board, however, is of the opinion that the granting of one use variance does not constitute a changed circumstance. Once again, based upon its knowledge of local conditions, the Board notes that there has been no new development of any nature nearby to Applicant's site along South Washington Avenue between Centennial Avenue and Metlars Lane. This is an area which encompasses several hundred acres of land.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby **DENIED** the requested variances for the aforementioned reasons

THEREFORE, BE IT FURTHER RESOLVED, that within twenty days of the memorialization of this Resolution, a notice of the Zoning Board's decision shall be published in THE COURIER NEWS or the STAR LEDGER

BE IT FURTHER RESOLVED THAT: Copies of this resolution be forwarded to the Tax Assessor, Township Engineer, Zoning Officer and the Applicant.

THOSE IN FAVOR OF DENIAL: Mr. Cahill, Mrs. Clarkin, Mrs. Keimel, Mr. Tillery, Mr. Shah, Mr. Nolan and Chairman Bleich

OPPOSED:

The undersigned, Secretary to the Piscataway Township Zoning Board of Adjustment, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 12th day of January, 2017, on the following vote.

THOSE IN FAVOR: Mr. Cahill, Mrs. Clarkin, Mrs. Keimel, Mr. Tillery,
Mr. Nolan and Chairman Bleich

OPPOSED:



**SHAWN CAHILL, SECRETARY
PISCATAWAY ZONING BOARD OF ADJUSTMENT**

From: Syed Jalil Akhtar <[REDACTED]>
Sent: Tuesday, December 14, 2021 7:46 PM
To: Melissa Seader
Subject: Zoning change at 1690 South Washington Ave

Dear Members of the Council,

My name is Syed J. Akhtar and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time

.Sincerely,

Syed J. Akhtar

From: Michael McCarty <[REDACTED]>
Sent: Monday, December 13, 2021 6:08 PM
To: Melissa Seader
Subject: South Washington Ave

Dear Members of the Council:

My name is Mike McCarty and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,

Mike McCarty

Sent from my iPhone

From: Gabriel Lopez <[REDACTED]>
Sent: Monday, December 13, 2021 10:17 AM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Gabriel Lopez and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. This is pure corruption at a local level. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,
Gabriel Lopez.

Sent from my iPhone

From: Robert Hoppeler <[REDACTED]>
Sent: Monday, December 13, 2021 8:36 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Robert Hoppeler and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, Robert Hoppeler .

Sent from my iPhone

From: Patricia Brown <[REDACTED]>
Sent: Tuesday, December 14, 2021 10:29 AM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Patricia Brown and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

Please recognize that getting around Piscataway recently has become a nightmare. It takes 15 to 20 minutes more to navigate the streets and then before. This is because of the trucks and trailers on the road. Gigantic 18 wheelers encompass the roads. Cars with families are more in danger in this town than ever before. It's not the Piscataway that I grew to love .

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely, Patricia Brown and family.

Sent from my iPhone

From: Dwight Mitchell [REDACTED] >
Sent: Tuesday, December 14, 2021 7:31 PM
To: Melissa Seader
Subject: Opposition to Additional Warehouse in Piscataway
Attachments: Dear Members of the Council.pdf

Dear Ms. Seader,

Attached please find my letter in opposition to additional warehouses in Piscataway.

Thank you,

Dwight D. Mitchell, PMP, OCP, OCS

Mitchell & Associates, Inc. | 371 Hoes Lane, Suite 200, Piscataway, NJ 08854 USA | T: +1.732.699.0020 |
F: +1.732.699.0021 | [REDACTED] | www.maa-imcs.com



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Dwight D. Mitchell
20 Summershade Circle
Piscataway, NJ 08854
Email: [REDACTED]
[REDACTED]

November 13, 2021

Re: Opposition to Construct Proposed Additional Warehouses in Piscataway

Dear Members of the Council,

My name is Dwight Mitchell and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single family homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. This will impact my day to day commute and quality of life.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,



Dwight Mitchell

From: [REDACTED]
Sent: Tuesday, December 14, 2021 6:47 PM
To: Melissa Seader
Subject: VOTE NO ON MORE WAREHOUSES IN PWAY

Dear Members of the Council,

My name is Gwen DeMenna and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. My granddaughter goes to Eisenhower Elementary, and that giant apartment complex and its traffic is terrible so close to the kids. Now the town wants to put warehouses and truck traffic next to more of Piscataway's students? It's sad...and it's disturbing to me that our elected officials continuously put their financial ambitions before our children's wellbeing.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,
Gwen DeMenna

From: chanda simpson-cooper <[REDACTED]>
Sent: Tuesday, December 14, 2021 7:34 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Chanda and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a few. We already have too many warehouses and too much truck traffic in this town, and both are contributing to poor air quality to the residents and most importantly to the children. I am also concerned for our wildlife. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, Chanda

From: Samantha Hutchins <[REDACTED]>
Sent: Monday, December 13, 2021 8:23 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council,

My name is Samantha Hutchins, and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

Most of the roads in Piscataway are filled with trucks and traffic going to and from the new warehouses. It makes it hard to get around town. The town was not built for this kind of traffic, not to mention the emissions. Washington Ave is a main, one lane road that is backed up a lot of the times. Other towns could share the warehousing or we do away with them completely. There must be a better way. My child goes to Randolphville and he deserves clean air. We all do. Piscataway is a lovely town and I've been here most of my life, and I'd like to continue to raise my children here. The town has changed a lot, and I understand that needs to happen but it should not harm or gravely inconvenience anyone, especially the community that supports it.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,
Samantha Hutchins

From: Jay C. Sy <[REDACTED]>
Sent: Monday, December 13, 2021 9:39 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council,

My name is Jay Sy and I am a resident of Piscataway (24 Martin Lane). I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. Personally, as faculty at Rutgers, these warehouses will only make the travel around Busch and Livingston campuses more congested as trucks clog the local streets and pollute our air.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,
Jay Sy

From: ATIF NAZIR <[REDACTED]>
Sent: Tuesday, December 14, 2021 6:32 PM
To: Melissa Seader
Subject: Public testimony Submission

Dear Members of the Council,

My name is Dr. Atif Nazir and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

To protect the health of our community of Piscataway including me, yourself, and future generation, we need clean air to breath , free of all carcinogenic environmental pollutants. This is your fiduciary responsibility to public health and create sustainable clean air environment in Piscataway for healthy community where we can live, play, work and worship with healthy life style.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,

Dr. Atif Nazir

From: Keith Voos <[REDACTED]>
Sent: Tuesday, December 14, 2021 4:30 PM
To: Melissa Seader
Subject: Fwd: Proposed Warehouse

DATE Dec. 14, 2021

TIME: 4:10 pm

TO: Piscataway Township Council Members and Clerk:

FR: The Metuchen-Edison-Piscataway Area Branch of the NJ State Conference of the NAACP

Dear Council Members:

This is a statement presented in formal opposition to the proposal to build yet another large warehouse in the near vicinity of the Randolph K-3 Elementary School. As you well know, the school is already in close proximity to several other warehouses. The combined diesel exhaust from the trucks entering and exiting the neighborhood near the school presents an obvious health hazard for the school's 500 students over the course of their four years of attendance and to the adult staff at the school for many years on end. It is truly shocking to think that the members of the Piscataway Township Council would assent to adding to that health burden by the construction of another warehouse.

According to the American Lung Association, diesel exhaust is a mixture of many gases and ultra-small particles containing more than 40 toxic air contaminants, including benzene, arsenic and formaldehyde. These substances penetrate deeply into lungs and the bloodstream and can contribute to cell mutations that cause cancer. In fact, long-term exposure to diesel exhaust particles poses the highest cancer risk of any toxic air contaminant evaluated by the Office of Environmental Health Hazard Assessment (<https://oehha.ca.gov/air/health-effects-diesel-exhaust>).

So-called evidence for benefits to residents of Piscataway of building another warehouse fail to be convincing in the slightest degree. Furthermore, building the warehouse negates a prior township commitment to utilize the location, which is now in a natural state, for an ecological park of obvious health benefit to the neighborhood and the Township as a whole.

It is in clear contradiction of a democratic governing body's paramount responsibility to advance the common good of its constituents to allow the construction of the proposed warehouse.

For these reasons, the Metuchen-Edison-Piscataway Area Branch of the NAACP stands with the vulnerable Randolph Elementary School community in staunchly opposing the warehouse project in consideration this evening by the Council.

Respectfully submitted,
Keith F. Voos, Chair,
Environmental Justice Committee,
Metuchen-Edison-Piscatway Area Branch, NAACP

From: Maggie DeMenna <[REDACTED]>
Sent: Tuesday, December 14, 2021 8:34 AM
To: Melissa Seader
Subject: Vote NO on more warehouses in Piscataway

Dear Members of the Council,

My name is Maggie Drouaillet, and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single family homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, which has 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. Truck traffic is bad enough in this town, and our children deserve some open space and cleaner air. If you are the Democrats that you claim to be (and that I voted for), then you too should prioritize environmental action and a green community over money, money, money.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,
Maggie Drouaillet

From: ed.maintenance [REDACTED] >
Sent: Monday, December 13, 2021 9:01 AM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Nichole Franklin and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY] The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, [YOUR NAME HERE]

Sent from my Verizon, Samsung Galaxy smartphone

From: Riya Badge <[REDACTED]>
Sent: Monday, December 13, 2021 8:25 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council,

I am a lifelong resident of Piscataway - 20 years and counting! I went to Randolphville Elementary School and loved my time there, especially playing under the walnut trees during recess. I am writing to urge you to vote against the proposed zoning change c which will impact current and future Randolphville students. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

From: halema sadia <[REDACTED]>
Sent: Monday, December 13, 2021 10:31 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is halema Sadia and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY] The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely
Halema Sadia

Get [Outlook for iOS](#)

From: Jenn Sheeler <[REDACTED]>
Sent: Monday, December 13, 2021 10:40 AM
To: Piscataway Councilmen
Subject: Please vote NO to new warehouses

Good morning,

My name is Jennifer Sheeler and I'm a resident in the Possumtown section of Piscataway. I am writing to ask you to vote NO to the new warehouse proposals next to Randolphville Elementary School, across from the planned Ecological Park. Piscataway is running out of open space (Bob's warehouse/Possumtown/Old New Brunswick Road apartments are a few recent examples). Our wooded areas are being taken down, the wildlife has nowhere to go and are moving into our neighborhoods, and the roads are becoming MORE congested. Please help keep our town beautiful and vote NO to more warehouses and new building. Encourage business to renovated existing buildings that are no longer in use.

Thank you,
Jennifer Sheeler
191 Middlesex Avenue
Piscataway

From: Melissa Seader
Sent: Monday, December 13, 2021 10:35 AM
To: Brian Wahler; Timothy Dacey; James Clarkin
Subject: FW: Public Testimony Submission

Good Morning,

I have received three identical emails stating the exact same verbiage.
I will be reading this during the open to the public portion for agenda item 8.

Thank you,

Melissa
A. Seader
Township Clerk, Registrar

Clerk's Office
Phone:
(732) 562-2310

-----Original Message-----

From: Johann Bent [REDACTED]
Sent: Monday, December 13, 2021 9:19 AM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Johann Bent and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.Sincerely, Johann Bent

From: vanjlow <[REDACTED]>
Sent: Monday, December 13, 2021 8:58 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Patricia Kearns] and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [Thanks to the ridiculous increase of 18 wheelers on Hoes Ln, my commute time to work doubled. I've lived here since 1977 and its sad to see Pway turn from a nice residential community to a commercial town overrun by trucks and pollution..Not to mention our raised taxes!! The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, [Patricia Kearns]

Sent from my Sprint Samsung Galaxy S8.

From: Jonathan Powers <[REDACTED]>
Sent: Tuesday, December 14, 2021 5:19 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Jonathan Powers I am a resident of Piscataway at 361 Stelton Rd. I am writing to urge you to vote against the proposed zoning change c.This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. Living on a road with high truck traffic myself,, I do not want to see any unnecessary truck traffic imposed on anyone else in our Piscataway Family. Remember we're a family town! Not a corporate, or cannabis town, or so I've been told repeatedly. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.Thank you for your time.Sincerely, Jonathan Powers

From: Pratik Patel <[REDACTED]>
Sent: Monday, December 13, 2021 10:30 AM
To: Piscataway Councilmen; Melissa Seader
Cc: Staci Berger; [REDACTED]
[REDACTED]
[REDACTED]
Subject: NO on More Warehouses

Hello Council Members:

Please find this note as an objection to rezoning of land on Washington Ave.

I have verbally spoke with many residents in neighborhood in past and many are against this. Many if educated and made aware of this will not allow this to happen and will definitely object to this.

I personally believe the council is not representing in best interest of its residents by allowing rezoning. I am not even sure how it went into second reading.

On one side you all complain that we dont have enough land for residents and yet you want to take more residential land away with this rezoning.

This is next to already agreed and approved ecological park, a fresh water lake, a school. I would like to reconsider your decision and vote against it.

This is not only my wish but wish of many of my neighbors and their kids and also future of kids who are yet to be born in this town.

We don't have any scarcity of warehouse space as per utilization ratio in the county.. so why more next to school, fresh water lake to create more pollution?

I urge you to vote "NO" for rezonning.

ORDINANCE – SECOND READING – Amending and Supplementing Chapters XXI (21) Zoning and XXIV (24) Site Plan Review to Create a New M-2 Industrial District and Standards – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.

Regards,
Pratik Patel
29 Redbud Road

From: Winston Shek <[REDACTED]>
Sent: Tuesday, December 14, 2021 10:51 AM
To: Melissa Seader
Subject: Warehouse additions and zoning change

Dear Members of the Council,

My name is Winston Shek and I've resided in Piscataway for 38 year. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

There is enough truck traffic on So. Washington Ave. and associated streets. It's like a parking lot on Stelton Road during rush hour and the exits and entrances to Rte 287 North and South can't support the additional truck traffic. Think about the additional truck traffic which will occur on Metlers Lane, Rte 18, Centennial Ave. and River Road, again. A truck driver will use any route available during a traffic jam.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,

Winston Shek

From: Jenn Sheeler <[REDACTED]>
Sent: Monday, December 13, 2021 11:27 AM
To: Melissa Seader
Subject: Re: Please vote NO to new warehouses

Thank you Melissa. I appreciate the confirmation.

Best,
Jenn Sheeler

On Monday, December 13, 2021, 11:09:40 AM EST, Melissa Seader <mseader@piscatawaynj.org> wrote:

Good Morning,

Your statement has been received. For any future statements, to be read at a council meeting, please submit to the Township Clerk's email directly: mseader@piscatawaynj.org

This statement from you, will be read in lieu of a public comment at the Council Meeting Tuesday, December 14th, for this agenda item.

Thank you,

Melissa A. Seader
Township Clerk, Registrar
Clerk's Office
Phone:
(732) 562-2310

mseader@piscatawaynj.org

-----Original Message-----

From: Jenn Sheeler [REDACTED]
Sent: Monday, December 13, 2021 10:40 AM
To: Piscataway Councilmen
Subject: Please vote NO to new warehouses

Good morning,

My name is Jennifer Sheeler and I'm a resident in the Possumtown section of Piscataway. I am writing to ask you to vote NO to the new warehouse proposals next to Randolphville Elementary School, across from the planned Ecological Park. Piscataway is running out of open space (Bob's warehouse/Possumtown/Old New Brunswick Road apartments are a few recent examples). Our wooded areas are being taken down, the wildlife has nowhere to go and are moving into our neighborhoods, and the roads are becoming MORE congested. Please help keep our town beautiful and vote NO to more warehouses and new building. Encourage business to renovated existing buildings that are no longer in use.

Thank you,
Jennifer Sheeler
191 Middlesex Avenue
Piscataway

From: R Badge [REDACTED] >
Sent: Monday, December 13, 2021 8:07 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Rita Badge and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,
Rita Badge.

Sent from my iPhone

From: Kautilya Trivedi <[REDACTED]>
Sent: Monday, December 13, 2021 9:23 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is [YOUR NAME HERE] and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY] The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, [YOUR NAME HERE]

Sent from my iPhone

From: Wilbur Travis <[REDACTED]>
Sent: Tuesday, December 14, 2021 5:23 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Wilbur Travis and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY] The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, [Wilbur Travis Sent from my iPhone

From: MICHAEL KUCHNICKI <[REDACTED]>
Sent: Tuesday, December 14, 2021 4:07 PM
To: Melissa Seader
Subject: I vote NO MORE WAREHOUSES in Piscataway!

Dear Members of the Council,

My name is Wendy Kuchnicki and I am a resident of Piscataway. I am writing to urge you to vote AGAINST the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, such as Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The additional truck traffic from the current warehouses has already caused additional road congestion and noise that is also disruptive to our neighborhoods. The warehouses have made Piscataway a less desirable place for many of us to live, and I have only seen my property taxes increase over the past 5 years despite assurances from you and Mayor Wahler that I will benefit from industrial development (which is NOT TRUE). Also, you have already told us our sewer system is overloaded, shouldn't we address that first before more warehouses and other developments are added to it?

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely, Wendy Kuchnicki

From: Margaret Ball <[REDACTED]>
Sent: Tuesday, December 14, 2021 12:53 PM
To: Melissa Seader
Subject: Re: Rezoning

Thank you, Melissa.

Was going to call in with shorter statement - there will be so much to read!

Have a good day,
Maggie Ball

Would have liked to include & will need to call in:

I became a hospice nurse at 49 after so many health issues occurred in my family due to the pollution in Possumtown area in the 1980's from Georgia Gulf. They released waste in their industrial sewer of phenol/acetone, with fumes that came into my home from the metering station at the end of my street. I was pregnant with my 2nd child, who later developed asthma & cancer, and I immediately developed multiple health issues. Luckily, we went to court & helped in closing them down. Now hearing that warehouses are possibly going to be built right next to an elementary school that all 4 of my children went to in the past, I am horrified that the children there now would be exposed to diesel fumes & noise pollution. Please do not allow this land to be allocated for more warehouses!

> On Dec 14, 2021, at 8:35 AM, Melissa Seader <mseader@piscatawaynj.org> wrote:

>

> Good Morning,

>

> Your statement has been received.

>

> This statement from you, will be read in lieu of a public comment at the Council Meeting Tuesday, December 14th for this agenda item.

>

> Thank you,

>

>

>

> Melissa A. Seader

> Township Clerk, Registrar

> Clerk's Office

> Phone:

> (732) 562-2310

>

>

> mseader@piscatawaynj.org

>

> -----Original Message-----

> From: Maggie Ball [REDACTED]
> Sent: Monday, December 13, 2021 9:27 PM
> To: Melissa Seader
> Subject: Re: Rezoning
>
>
> Dear Members of the Council,
> My name is Margaret Doyle Ball and I have been a resident of Piscataway for almost 38 years. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.
> The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. All the warehouses in Piscataway haven't lowered our taxes, and when their incentives time out, there will only be more empty buildings in this town.
> The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.
>
>
> Sincerely,
> Margaret D. Ball

From: diane tamayo [REDACTED] >
Sent: Monday, December 13, 2021 10:42 AM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is [Diana Ahrens] and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY] The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,
Diana Ahrens

From: Waseem Waseem <[REDACTED]>
Sent: Monday, December 13, 2021 8:51 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Waseem, and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.
Sincerely,
Muhammad Waseem

Sent from my iPhone

From: ARJADIS BUITRAGO <[REDACTED]>
Sent: Tuesday, December 14, 2021 5:09 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Arjadis Buitrago. I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. [OPTIONAL SENTENCE ABOUT HOW THIS WILL IMPACT YOU & YOUR DAY TO DAY] The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time. Sincerely, [YOUR NAME HERE]

Sent from my Verizon, Samsung Galaxy smartphone

From: Pratik Patel <[REDACTED]>
Sent: Monday, December 13, 2021 10:30 AM
To: Piscataway Councilmen; Melissa Seader
Cc: Staci Berger; [REDACTED]
[REDACTED]
[REDACTED]
Subject: NO on More Warehouses

Hello Council Members:

Please find this note as an objection to rezoning of land on Washington Ave.

I have verbally spoke with many residents in neighborhood in past and many are against this. Many if educated and made aware of this will not allow this to happen and will definitely object to this.

I personally believe the council is not representing in best interest of its residents by allowing rezoning. I am not even sure how it went into second reading.

On one side you all complain that we dont have enough land for residents and yet you want to take more residential land away with this rezoning.

This is next to already agreed and approved ecological park, a fresh water lake, a school. I would like to reconsider your decision and vote against it.

This is not only my wish but wish of many of my neighbors and their kids and also future of kids who are yet to be born in this town.

We don't have any scarcity of warehouse space as per utilization ratio in the county.. so why more next to school, fresh water lake to create more pollution?

I urge you to vote "NO" for rezonning.

ORDINANCE – SECOND READING – Amending and Supplementing Chapters XXI (21) Zoning and XXIV (24) Site Plan Review to Create a New M-2 Industrial District and Standards – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.

Regards,
Pratik Patel
29 Redbud Road

From: Briar Peng <[REDACTED]>
Sent: Monday, December 13, 2021 9:42 PM
To: Melissa Seader
Subject: 1690 South Washington Ave

Dear Members of the Council,

My name is Brian Peng and I am a lifelong resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer.

I believe I have written to you previously about my theories on the social costs of reliance on long-distance trade more broadly, but to reiterate, if stimulating the local economy is the goal, perhaps farms or other sites of local actual-production (by which I do not mean to give my blessing for more factories or other industrial monstrosities) would be more appropriate to cultivate, rather than further cementing our current status as just another stopping point for trucks or a cheap locale for corporate offices. The question ultimately seems to be, what kind of world do we want to live in? To quote Rachel Carson's *Silent Spring*, would we prefer "the road we have long been traveling[:] deceptively easy, a smooth superhighway on which we progress with great speed, but at its end lies disaster" or "the other fork in the road - the one 'less traveled by' - [which] offers our last, our only chance to reach a destination that assures the preservation of our earth"? Before you dismiss me as a sappy tree-hugger, may I remind you that the original tree huggers were heroes, Indian women who put their bodies in the line of literal chainsaws to protect the forests that granted them sustenance. Do you really want to be on the other side of that conflict? Is that truly who you want to be?

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time
Sincerely,
Brian Peng

From: Fred White <[REDACTED]>
Sent: Tuesday, December 14, 2021 7:36 PM
To: Melissa Seader
Subject: warehouse

Dear Members of the Council,

My name is Frederick J White and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff.

The town has already allowed 186 truck bays to be developed Dear Members of the Council,

My name is Frederick J White and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change at 1690 South Washington Ave. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health.

This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to

meet the wishes of a developer. My daughter is prone to asthma and more air pollution will affect her negatively.

The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal.

Thank you for your time.

Sincerely,

Frederick J White

From: Karyn Erdman <[REDACTED]>
Sent: Monday, December 13, 2021 7:15 PM
To: Melissa Seader
Subject: Public Testimony Submission

Dear Members of the Council, My name is Karyn Erdman and I am a resident of Piscataway. I am writing to urge you to vote against the proposed zoning change c. This change is intended to allow the construction of two new warehouses at 1690 South Washington Ave. This 25-acre parcel is currently zoned as "rural/residential" and is one of the last wooded areas for low-density land use in our community. M&M Realty, representing a mega-developer and campaign donor, wants a more profitable venture than the 20 single families homes originally intended. The 1690 South Washington parcel borders the Randolphville Elementary School, with 500 students and 45 teachers and staff. The town has already allowed 186 truck bays to be developed on the School's north side, ignoring the risks that truck emissions pose to children's lung development and health. This property is across the street from the long-promised "Ecological Park" (aka the Halper Farm). It's just north of the Lake Nelson residential neighborhood. The parcel only has access to highways via neighborhood streets, like Metlars Lane. Our community saw so much flooding after Hurricane Ida, and this area contains wetlands we need for climate protection. It also provides an air quality buffer zone in an area increasingly polluted by truck emissions from Piscataway's five new warehouse complexes. There is no proof that this development will provide good jobs to residents, and there is no need to provide this zoning change just to meet the wishes of a developer. The rezoning proposal does not serve the best interests of our community, and there has been strong opposition to this development for more than a year. I hope you will protect our school children and staff, our residential neighborhoods, and our open space by voting against this proposal. Thank you for your time.

Sincerely,
Karyn Erdman

Sent from my iPhone

From: Melissa Seader <mseader@piscatawaynj.org>
Sent: Tuesday, December 14, 2021 3:36 PM
To: [REDACTED]; 'Jim Bullard'; [REDACTED]; 'KAPIL SHAH'; [REDACTED]
Cc: Monica Orlando; Raivir S. Goomer; Michael J. Baker
Subject: [REDACTED]
Attachments: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]