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Block: 4701 Prop Loc: 81 NEW ENGLAND AVE Owner: COSMAIR COSM %L'OREAL USA %K SLOAN
 Lot: 3.03 District: 1217 PISCATAWAY Street: 81 NEW ENGLAND AVE
 Qual: Class: 4B City State: PISCATAWAY, NJ 08854

Square Ft: 0
 Year Built: 1973
 Style:

Additional Information

Prior Block: 460.3 Acct Num:
 Prior Lot: 3.03 Mtg Acct:
 Prior Qual: Bank Code: 98
 Updated: 02/08/19 Tax Codes: F01
 Zone: LI5 Map Page:

Addl Lots:
 Land Desc: 16.5300
 Bldg Desc:
 Class4Cd: 330
 Acreage: 16.53

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 465823.81 / 504012.59

Sale Information

Sale Date: 01/01/99 Book: 4640 Page: 519
 Sr1a Date Book

Price: 10 NU#: 3
 Page Price

NU#

Ratio

Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2019</u>	COSMAIR COSM %L'OREAL USA %K SLOAN 81 NEW ENGLAND AVE PISCATAWAY, NJ 08854	5818600 15601400 21420000	0	21420000	4B
<u>2018</u>	COSMAIR COSM CORP C/O L'OREAL USA 77 DEANS RHODE HALL RD MONMOUTH JUNCTION, NJ 08852	5289600 14600400 19890000	0	19890000	4B
<u>2017</u>	COSMAIR COSM CORP C/O L'OREAL USA 77 DEANS RHODE HALL RD MONMOUTH JUNCTION, NJ 08852	4628400 12570900 17199300	0	17199300	4B
<u>2016</u>	COSMAIR COSM CORP C/O L'OREAL USA 77 DEANS RHODE HALL RD MONMOUTH JUNCTION, NJ 08852	4628400 12570900 17199300	0	17199300	4B

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

PISCATAWAY PLANNING BOARD

COSMAIR, INC.
222 Terminal Avenue
Clark, New Jersey 07066

APPLICATION NO. 86-PB-53

RESOLUTION
PRELIMINARY & FINAL SITE PLAN & WAIVERS

WHEREAS: COSMAIR, INC., 222 Terminal Avenue, Clark, New Jersey 07066 has requested of the Piscataway Township Planning Board Preliminary and Final Site Plan approval and Waivers of parking requirements as to property designated as Tax Map Block 460-C, Lots 3B & 3C in an LI-5 Zone on New England Avenue.

FOR THE PURPOSE OF: To construct an addition to existing warehouse/office/packaging structure on New England Avenue.

IN ACCORDANCE WITH MAPS PREPARED BY: DAVY MC KEE, Engineers and Constructors, entitled "Location, Site Plan, Key Maps and Utilities", dated April 25, 1986 and revised through May 12, 1986.

WHEREAS: The Planning Board has reviewed said application at a hearing held before the Planning Board on May 14, 1986; and

WHEREAS: Said Site Plan meets or exceeds all the requirements of the Zoning, Site Plan and Subdivision Ordinances of the Township of Piscataway or Variances and or Waivers have been granted for any violations thereof.

THEREFORE BE IT RESOLVED: That this application is granted Preliminary and Final Site Plan approval subject to the following:

1. That the plans be amended to show the location of the proposed future parking as required by Ordinance and that that plan be satisfactory to the Township Engineering staff.
2. That the plans be amended to show the location of the proposed future parking as required by Ordinance and that that plan be satisfactory to the Township Engineering Staff.
3. That the plans be amended to show the meter pit on the legend of the plat.

4. That an appropriate off-tract improvement agreement be drafted and executed between the applicant and the Township setting forth the applicant's voluntary offer to contribute the amount of \$21,000.00 to the Township Road Improvement Program. The schedule of payment is 50% on the issuance of the building permit and 50% on the issuance of the certificate of occupancy.

5. The landscaping plan be amended to provide for additional shrubbery and trees along the berm and that amended plan be in conformance with the requirement of the Township Landscape Architect.

6. The Applicant agrees to submit revised plans showing a fire lane if same is required by the building code at the time of application for a building permit.

7. The Applicant to post bonds and certified checks in an amount satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

BE IT FURTHER RESOLVED THAT: Applicant be granted Waivers of parking requirements.

BE IT FURTHER RESOLVED THAT: Copies of this Resolution shall be forwarded to the Tax Assessor, Township Engineer, Building Inspector and the Applicant.

The above is a memorialization of a motion which was duly seconded and passed on May 14, 1986 on the following vote:

THOSE IN FAVOR: Mr. Dass, Councilman Dunphy, Mr. Greeley, Mrs. Perry-Allen, Mayor Smith, Mr. Southern, Dr. Steckel and Mrs. Merolla.

OPPOSED: None.

Applicant must publish a legal notice in the P.D. REVIEW or THE HOME NEWS within twenty (20) days from the memorialization of the written Resolution. An Affidavit of Publication to be submitted to the Board on same.

The undersigned, Secretary of Piscataway Township Planning

COSMAIR, INC.

APPLICATION NO. 86-PB-53

Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 11th day of June, 1986, on the following vote:

THOSE IN FAVOR: Mr. Dass, Mr. Greeley, Mrs. Perry-Allen,
Dr. Steckel and Mrs. Merolla.

Estelle Rudnicki
ESTELLE RUDNICKI, Secretary
PISCATAWAY PLANNING BOARD

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-82

PISCATAWAY TOWNSHIP PLANNING BOARD
RESOLUTION
MINOR SITE PLAN

WHEREAS: COSMAIR, INC., 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Planning Board Minor Site Plan Approval with Waivers to allow construction of a 46,800 square foot addition to the office/warehouse/manufacturing facility at premises known and designated as Tax Map Block 460.3, Lot 3.02, in an LI-5 Zone on New England Avenue.

IN ACCORDANCE WITH MAPS PREPARED BY: Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey 08876, entitled: "Lancome-Paris, Preliminary and Final Site Plan, Lots 3.02 & 4.04, Block 460.3, Piscataway Township, Middlesex County, New Jersey", consisting of seven sheets, dated: October 5, 1998, and revised through October 30, 1998.

WHEREAS: A hearing was held before the Planning Board on November 12, 1998, at which time testimony was received; and

WHEREAS: Said site plan meets all the requirements of a Minor Site Plan, as set forth in the Zoning, Site Plan, and Subdivision Ordinances of the Township of Piscataway or variances have been granted for any violation thereof.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby granted Minor Site Plan subject to the following conditions:

1. Middlesex County Planning Board approval or exemption;
2. Submission of revised plans acceptable to the Departments of Engineering and Planning & Development showing compliance with the recommendations of such Departments, as set for in their Memorandum to the Planning Board dated: November 5, 1998.
3. Compliance with recommendations of the District Fire Commissioner;
4. Applicant entering into a Builder's Agreement in accordance with the offer made during the public hearing; and
5. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-82

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

The above is a memorialization of a motion which was duly seconded and passed on November 12, 1998, on the following vote:

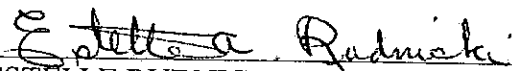
THOSE IN FAVOR: Mrs. Rudnicki, Mr. Greeley, Mr. Carlton, Ms. Slothower, Mr. Huben, Mayor Merolla, Councilwomen Scott, Mr. Surano, and Chairwoman Perry-Allen.

OPPOSED: None.

The Township will publish a legal notice in the PISCATAWAY REVIEW or THE COURIER NEWS within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 18th day of November, 1998, on the following vote:

THOSE IN FAVOR: Mrs. Rudnicki, Mr. Carlton, Ms. Slothower, and Mr. Surano.


ESTELLE RUDNICKI, SECRETARY
PISCATAWAY PLANNING BOARD

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-83V

PISCATAWAY TOWNSHIP PLANNING BOARD
VARIANCE RESOLUTION
FINDINGS OF FACT AND CONCLUSIONS

WHEREAS: COSMAIR, INC., 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, have requested of the Piscataway Township Planning Board variances from the provisions of the Piscataway Township Zoning Ordinance as to insufficient on-site parking spaces, and rear yard setback of principal structure to allow construction of a 46,800 square foot addition to the office/warehouse/manufacturing facility at premises known and designated as Tax Map Block 460.3, Lot 3.02, in an LI-5 Zone on New England Avenue.

VARIANCES REQUESTED:

Insufficient On-Site Parking Spaces: Required 684 spaces, proposed 351 parking spaces; and

REAR YARD SETBACK OF PRINCIPAL STRUCTURE: Required 50 ft., proposed 48.81 ft.

IN ACCORDANCE WITH MAPS PREPARED BY: Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey 08876, entitled: "Lancome-Paris, Preliminary and Final Site Plan, Lots 3.02 & 4.04, Block 460.3, Piscataway Township, Middlesex County, New Jersey", consisting of seven sheets, dated: October 5, 1998 and revised through October 30, 1998.

WHEREAS: A hearing was held before the Planning Board on November 12, 1998, at which time testimony was received; and

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

1. The proposed variances will not impair the intent and purpose of the Township Zoning Ordinance or Master Plan.
2. The proposed variances will not adversely effect the property values in the area nor be detrimental to the common good or general welfare of the Township.
3. The variances are required to address an emergent, temporary condition.

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-83V

4. The Applicant has amended the requested variances to reflect 221 parking spaces provided and a variance to permit that the temporary parking area not be paved.

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

1. The Applicant has shown that the proposed development of the subject premises 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 variances sought will not depreciate property values in the area, and that they will not have any adverse effect upon the zone plan or Zoning Ordinance.

WHEREAS: In recognition of the additional burden that the proposed development will place upon the infrastructure of the Township of Piscataway, the Applicant has offered to enter into a Builder's Agreement with the Township of Piscataway, the form of which will be prepared by the Township Attorney. The contribution will be made in two (2) equal installments totaling \$105,300.00. The first installment will be made upon the issuance of a building permit and the second upon the issuance of a temporary certificate of occupancy.

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

1. Middlesex County Planning Board approval or exemption;
2. Submission of revised plans acceptable to the Departments of Engineering and Planning & Development showing compliance with the recommendations of such Departments, as set for in their Memorandum to the Planning Board dated: November 5, 1998.
3. Compliance with recommendations of the District Fire Commissioner;
4. Applicant entering into a Builder's Agreement in accordance with the offer made during the public hearing; and
5. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

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

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-83V

The above is a memorialization of a motion which was duly seconded and passed on November 12, 1998, on the following vote:

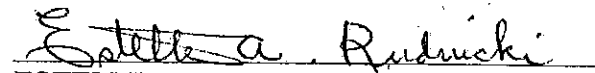
THOSE IN FAVOR: Mrs. Rudnicki, Mr. Greeley, Mr. Carlton, Ms. Slothower, Mr. Huben, Mayor Merolla, Councilwomen Scott, Mr. Surano, and Chairwoman Perry-Allen.

OPPOSED: None.

The Township will publish a legal notice in the PISCATAWAY REVIEW or THE COURIER NEWS within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 18th day of November, 1998, on the following vote:

THOSE IN FAVOR: Mrs. Rudnicki, Mr. Carlton, Ms. Slothower, and Mr. Surano.


ESTELLE RUDNICKI, SECRETARY
PISCATAWAY PLANNING BOARD

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-44

PISCATAWAY TOWNSHIP PLANNING BOARD
RESOLUTION
MINOR SITE PLAN WITH WAIVERS

WHEREAS: COSMAIR, INC., 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Planning Board Minor Site Plan Approval with Waivers to allow the temporary placement of two (2) trailers near the entrance to the office portion of the building and the installation of an additional parking area at premises known and designated as Tax Map Block 460.3, Lot 3.02, in an LI-5 Zone on New England Avenue.

IN ACCORDANCE WITH MAPS PREPARED BY: Robert G. Richold, Architect, Planner, 380 Foothill Road, P. O. Box 6458, Bridgewater, New Jersey 08807, entitled: "Project: Cosmair, Inc., 81 New England Ave., Piscataway, New Jersey, Project No.: 98-22, Drawing Title: Site Plan", dated: June 8, 1998, and revised through June 12, 1998,

WHEREAS: A hearing was held before the Planning Board on July 8, 1998, at which time testimony was received; and

WHEREAS: Said site plan meets all the requirements of a Minor Site Plan, as set forth in the Zoning, Site Plan, and Subdivision Ordinances of the Township of Piscataway or variances have been granted for any violation thereof.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby granted Minor Site Plan subject to the following conditions:

1. Middlesex County Planning Board approval or waiver;
2. Submission of revised plans acceptable to the Departments of Engineering and Planning & Development showing compliance with the recommendations of such Departments, as set for in their Memorandum to the Planning Board dated June 23, 1998. The revised plans will include but not be limited to:
 - a. Notation that the trailers will be handicapped accessible;
 - b. That the base of the trailers will be landscaped to screen the undercarriage;
 - c. Notation that the trailers will not be connected to the sanitary sewer system;
 - d. Revised parking schedule to reflect addition of handicapped parking space (van) and the reduction of one space; and
 - e. Designation of one handicapped (van) accessible parking space near the entrance to the trailers.

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-44

3. Compliance with recommendations of the District Fire Commissioner; and
4. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

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

The above is a memorialization of a motion which was duly seconded and passed on July 8, 1998, on the following vote:

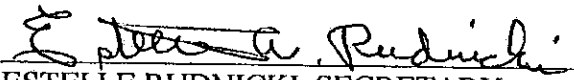
THOSE IN FAVOR: Mrs. Rudnicki, Mr. Greeley, Mr. Carlton, Ms. Slothower, Ms. Pullen, Mr. Huben, Mr. Surano, Miss Saunders and Chairwoman Perry-Allen.

OPPOSED: None.

The Township will publish a legal notice in the PISCATAWAY REVIEW or THE COURIER NEWS within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 22nd, day of July, 1998, on the following vote:

THOSE IN FAVOR: Mrs. Rudnicki, Mr. Carlton, Ms. Slothower,
and Mr. Surano.


ESTELLE RUDNICKI, SECRETARY
PISCATAWAY PLANNING BOARD

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-45V

PISCATAWAY TOWNSHIP PLANNING BOARD
VARIANCE RESOLUTION
FINDINGS OF FACT AND CONCLUSIONS

WHEREAS: COSMAIR, INC., 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, have requested of the Piscataway Township Planning Board variances from the provisions of the Piscataway Township Zoning Ordinance as to insufficient on-site parking spaces and not paving a proposed parking area to allow the temporary placement of two (2) trailers near the entrance to the office portion of the building and the installation of an additional parking area at premises known and designated as Tax Map Block 460.3, Lot 3.02, in an LI-5 Zone on New England Avenue.

VARIANCES REQUESTED:

Insufficient On-Site Parking Spaces: Required 628 spaces, proposed 221 parking spaces; and

Parking area not to be paved.

IN ACCORDANCE WITH MAPS PREPARED BY: Robert G. Richold, Architect, Planner, 380 Foothill Road, P. O. Box 6458, Bridgewater, New Jersey 08807, entitled: "Project: Cosmair, Inc., 81 New England Ave., Piscataway, New Jersey, Project No.: 98-22, Drawing Title: Site Plan", dated: June 8, 1998, and revised through June 12, 1998,

WHEREAS: A hearing was held before the Planning Board on July 8, 1998, at which time testimony was received; and

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

1. The proposed variances will not impair the intent and purpose of the Township Zoning Ordinance or Master Plan.
2. The proposed variances will not adversely effect the property values in the area nor be detrimental to the common good or general welfare of the Township.
3. The variances are required to address an emergent, temporary condition.
4. The Applicant has amended the requested variances to reflect 221 parking spaces

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-45V

provided and a variance to permit that the temporary parking area not be paved.

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

1. The Applicant has shown that the proposed development of the subject premises 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 variances sought will not depreciate property values in the area, and that they will not have any adverse effect upon the zone plan or Zoning Ordinance.

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

1. Middlesex County Planning Board approval or waiver;
2. Submission of revised plans acceptable to the Departments of Engineering and Planning & Development showing compliance with the recommendations of such Departments, as set for in their Memorandum to the Planning Board dated June 23, 1998. The revised plans will include but not be limited to:
 - a. Notation that the trailers will be handicapped accessible;
 - b. That the base of the trailers will be landscaped to screen the undercarriage;
 - c. Notation that the trailers will not be connected to the sanitary sewer system;
 - d. Revised parking schedule to reflect addition of handicapped parking space (van) and the reduction of one space; and
 - e. Designation of one handicapped (van) accessible parking space near the entrance to the trailers.
3. Compliance with recommendations of the District Fire Commissioner; and
4. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

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

The above is a memorialization of a motion which was duly seconded and passed on July 8, 1998,

COSMAIR, INC.
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 98-PB-45V

on the following vote:

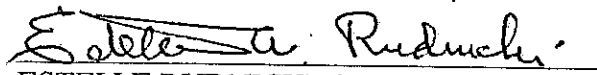
THOSE IN FAVOR: Mrs. Rudnicki, Mr. Greeley, Mr. Carlton, Ms. Slothower, Ms. Pullen, Mr. Huben, Mr. Surano, Miss Saunders and Chairwoman Perry-Allen.

OPPOSED: None.

The Township will publish a legal notice in the PISCATAWAY REVIEW or THE COURIER NEWS within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 22nd, day of July, 1998, on the following vote:

THOSE IN FAVOR: Mrs. Rudnicki, Mr. Carlton, Ms. Slothower
and Mr. Surano.


ESTELLE RUDNICKI, SECRETARY
PISCATAWAY PLANNING BOARD

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 05-PB-59

PISCATAWAY TOWNSHIP PLANNING BOARD
RESOLUTION
MINOR SITE PLAN WITH WAIVERS

WHEREAS: L'OREAL USA PRODUCTS, INC, 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Planning Board Minor Site Plan Approval with Waivers to construct a security fence and entry gate at premises known and designated as Tax Map Block 460.3, Lot 3.02, in an LI-5 Zone on New England Avenue.

IN ACCORDANCE WITH MAPS PREPARED BY: Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey 08876, entitled: "Preliminary and Final Site Plan for L'Oreal USA Products, Inc., Proposed Lancome-Paris, Security Improvements, 460.3, Lots 3.02 & 4.04, Piscataway Township, Middlesex County, New Jersey", consisting of eight (8) sheets, dated: August 21, 2005.

WHEREAS: A hearing was held before the Planning Board on February 8, 2006, at which time testimony was received; and

WHEREAS: Said site plan meets all the requirements of a Minor Site Plan, as set forth in the Zoning, Site Plan, and Subdivision Ordinances of the Township of Piscataway or variances have been granted for any violation thereof.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby granted Minor Site Plan subject to the following conditions:

1. Middlesex County Planning Board approval or waiver;
2. Submission of revised plans acceptable to the Divisions of Engineering and Planning & Development evidencing compliance with the recommendations of the said Divisions set forth in their Memorandum to the Planning Board, dated: January 25, 2006;
3. Submission of a copy of the approved site, with supporting details, in electronic format (AutoCad); and
4. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

BE IT FURTHER RESOLVED THAT: Copies of this Resolution be forwarded to the Tax

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 05-PB-59

Assessor, Township Engineer, Zoning Officer and the Applicant.

The above is a memorialization of a motion which was duly seconded and passed on February 8, 2006, on the following vote:

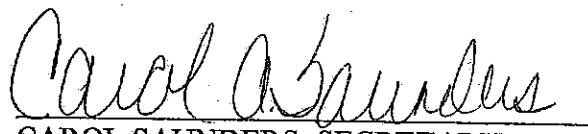
THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Wapinski, Mr. Shah, Mr. Hardy,
Ms. Smith, Mr. Patel, and Chairman Carlton

OPPOSED: None.

The Township will publish a legal notice in THE COURIER NEWS or THE STAR LEDGER within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 8th, day of February, 2006, on the following vote:

THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Wapinski, Mr. Shah, Mr. Hardy,
Ms. Smith, Mr. Patel, and Chairman Carlton


CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 05-PB-60V

PISCATAWAY TOWNSHIP PLANNING BOARD
VARIANCE RESOLUTION
FINDINGS OF FACT AND CONCLUSIONS

WHEREAS: L'OREAL USA PRODUCTS, INC, 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Planning Board variances from the provisions of the Piscataway Township Zoning Ordinance as to insufficient front yard setback of principal structure and accessory structure so as to install a security fence and entry gate at premises known and designated as Tax Map Block 460.3, Lot 3.02, in an LI-5 Zone on New England Avenue.

VARIANCES REQUESTED:

Insufficient Front Yard Setback: (Accessory Structure)	Required 50 foot side yard setback for an accessory structure Proposed - 44.61 foot side yard setback for an accessory structure (kiosk);
Insufficient Rear Yard Setback:	Required 50 foot rear yard setback, proposed - 48.91. foot rear yard setback (existing);
Encroachment of an Easement:	Required - no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner Proposed - fence located over a storm sewer easement
Number of On-site Parking Spaces:	Required - 684 parking spaces, proposed 351 parking spaces (existing)

IN ACCORDANCE WITH MAPS PREPARED BY: Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey 08876, entitled: "Preliminary and Final Site Plan for L'Oreal USA Products, Inc., Proposed Lancome-Paris, Security Improvements, 460.3, Lots 3.02 & 4.04, Piscataway Township, Middlesex County, New Jersey", consisting of eight (8) sheets, dated: August 21, 2005.

WHEREAS: A hearing was held before the Planning Board on February 8, 2006, at which time testimony was received; and

WHEREAS: The Board after carefully considering the evidence presented at the above

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 05-PB-60V

mentioned public hearing has made the following factual findings:

1. The proposed variances will not impair the intent and purpose of the Township Zoning Ordinance or Master Plan.
2. The proposed variances will not adversely effect the property values in the area nor be detrimental to the common good or general welfare of the Township.

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

1. The Applicant has shown that the proposed development of the subject premises 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 variances sought will not depreciate property values in the area, and that they will not have any adverse effect upon the zone plan or Zoning Ordinance.

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

1. Middlesex County Planning Board approval or waiver;
2. Submission of revised plans acceptable to the Divisions of Engineering and Planning & Development evidencing compliance with the recommendations of the said Divisions set forth in their Memorandum to the Planning Board, dated: January 25, 2006;
3. Submission of a copy of the approved site, with supporting details, in electronic format (AutoCad); and
4. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

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

The above is a memorialization of a motion which was duly seconded and passed on February 8, 2006, on the following vote:

THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Wapinski, Mr. Shah, Mr. Hardy,

L'OREAL USA PRODUCTS, INC
60V
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 05-PB-

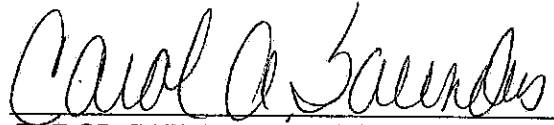
THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Wapinski, Mr. Shah, Mr. Hardy,
Ms. Smith, Mr. Patel, and Chairman Carlton

OPPOSED: None.

The Township will publish a legal notice in THE COURIER NEWS or THE STAR LEDGER within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 8th, day of February, 2006, on the following vote:

THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Wapinski, Mr. Shah, Mr. Hardy,
Ms. Smith, Mr. Patel, and Chairman Carlton


CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 11-PB-04

PISCATAWAY TOWNSHIP PLANNING BOARD
RESOLUTION
MINOR SITE PLAN WITH WAIVERS

WHEREAS: L'OREAL USA PRODUCTS, INC, 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Planning Board Minor Site Plan Approval with Waivers to construct a 5,000 sq. ft. addition, within and existing courtyard, to warehouse empty processing containers at premises known and designated as Tax Map Block 460.3, Lot 3.03, in an LI-5 Zone on New England Avenue.

IN ACCORDANCE WITH MAPS PREPARED BY: Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey 08876, entitled: "Preliminary and Final Site Plan for L'Oreal USA Products, Inc., Proposed Lancome-Paris Warehouse Expansion, Block 460.3, Lots 3.02 & 4.04, Piscataway Township, Middlesex County, New Jersey", consisting of three (3) sheets, dated: April 8, 2011.

WHEREAS: A hearing was held before the Planning Board on July 13, 2011, at which time testimony was received; and

WHEREAS: Said site plan meets all the requirements of a Minor Site Plan, as set forth in the Zoning, Site Plan, and Subdivision Ordinances of the Township of Piscataway or variances have been granted for any violation thereof.

THEREFORE BE IT RESOLVED THAT: The Applicant is hereby granted Minor Site Plan subject to the following conditions:

1. Middlesex County Planning Board approval or waiver;
2. Submission of revised plans acceptable to the Divisions of Engineering and Planning & Development evidencing compliance with the recommendations of the said Divisions set forth in their Memorandum to the Planning Board, dated: June 21, 2011;
3. Submission of a copy of the approved site, with supporting details, in electronic format (AutoCad); and
4. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

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

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 11-PB-04

The above is a memorialization of a motion which was duly seconded and passed on July 13, 2011, on the following vote:

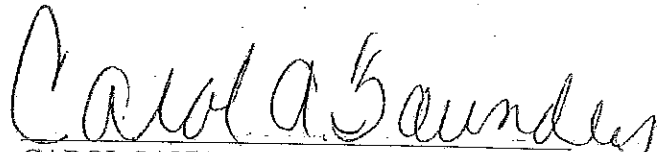
THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Shah, Mr. Mody, Ms. Corcoran, and Chairman Carlton

OPPOSED: None.

The Township will publish a legal notice in THE COURIER NEWS or THE STAR LEDGER within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 13th, day of July, 2011, on the following vote:

THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Shah, Mr. Mody, Ms. Corcoran, and Chairman Carlton


CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD

L'OREAL USA PRODUCTS, INC

APPLICATION: 11-PB-05V

81 NEW ENGLAND AVENUE

PISCATAWAY, NEW JERSEY 08854

PISCATAWAY TOWNSHIP PLANNING BOARD
VARIANCE RESOLUTION
FINDINGS OF FACT AND CONCLUSIONS

WHEREAS: L'OREAL USA PRODUCTS, INC, 81 NEW ENGLAND AVENUE, PISCATAWAY, NEW JERSEY 08854, has requested of the Piscataway Township Planning Board an additional variance from the provisions of the Piscataway Township Zoning Ordinance as to insufficient on site parking spaces so as to construct a 5,000 sq. ft. addition, within and existing courtyard, to warehouse empty processing containers at property known and designated as Tax Map Block 460.3, Lot 3.03, in an LI-5 Zone on New England Avenue.

VARIANCES REQUESTED:

Insufficient Front Yard Setback: Required 50 foot side yard setback for an accessory structure Proposed - 44.61 foot side yard setback for an accessory structure (kiosk);
(Accessory Structure)

Insufficient Rear Yard Setback: Required 50 foot rear yard setback, proposed - 48.91 foot rear yard setback (existing);

Encroachment of an Easement: Required - no open space, municipal drainage way, right-of-way or easement contiguous to any building shall be encroached upon or reduced in any manner
Proposed - fence located over a storm sewer easement

Number of On-site Parking Spaces: Required - 694 parking spaces, proposed 351 parking spaces (expansion of existing condition)

IN ACCORDANCE WITH MAPS PREPARED BY: Donald H. Stires Associates, 43 West High Street, Somerville, New Jersey 08876, entitled: "Preliminary and Final Site Plan for L'Oreal USA Products, Inc., Proposed Lancome-Paris Warehouse Expansion, Block 460.3, Lots 3.02 & 4.04, Piscataway Township, Middlesex County, New Jersey", consisting of three (3) sheets, dated: April 8, 2011.

WHEREAS: A hearing was held before the Planning Board on July 13, 2011, at which time testimony was received; and

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 11-PB-05V

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

1. The proposed variances will not impair the intent and purpose of the Township Zoning Ordinance or Master Plan.
2. The proposed variances will not adversely effect the property values in the area nor be detrimental to the common good or general welfare of the Township.

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

1. The Applicant has shown that the proposed development of the subject premises 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 variances sought will not depreciate property values in the area, and that they will not have any adverse effect upon the zone plan or Zoning Ordinance.

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

1. Middlesex County Planning Board approval or waiver;
2. Submission of revised plans acceptable to the Divisions of Engineering and Planning & Development evidencing compliance with the recommendations of the said Divisions set forth in their Memorandum to the Planning Board, dated: June 21, 2011;
3. Submission of a copy of the approved site, with supporting details, in electronic format (AutoCad); and
4. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval.

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

The above is a memorialization of a motion which was duly seconded and passed on July 13, 2011, on the following vote:

L'OREAL USA PRODUCTS, INC
81 NEW ENGLAND AVENUE
PISCATAWAY, NEW JERSEY 08854

APPLICATION: 11-PB-05V

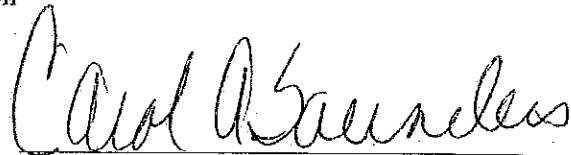
THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Shah, Mr. Mody, Ms. Corcoran, and Chairman Carlton

OPPOSED: None.

The Township will publish a legal notice in THE COURIER NEWS or THE STAR LEDGER within twenty (20) days of the memorialization of this written Resolution.

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 13th, day of July, 2011, on the following vote:

THOSE IN FAVOR: Ms. Saunders, Mayor Wahler, Mr. Shah, Mr. Mody, Ms. Corcoran, and Chairman Carlton

A handwritten signature in cursive script, reading "Carol Saunders", written over a horizontal line.

CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD