

SAYREVILLE PLANNING BOARD

MINUTES OF August 18, 2021

The regular meeting of the Sayreville Planning Board was called to order by Robert Davis, Chairman and opened with a salute to the flag. The meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

Members of the Planning Board present were: Mr. D'Addio, Mr. Allegre, Mr. Bailey, Mr. Gianniris, Mr. Macagnone, Councilwomen Maher, Ms. Pawlowski and Chairman Davis. Absent Members: Ms. O'change, Ms. Patel and Mr. Tighe
Also present were: Mr. Cornell, Engineer, Mr. Alfieri, Esq., Attorney and Mr. Fowler, Planner

AT THIS TIME, THE MEETING WAS OPENED:

Chairman Davis asked the Planning Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.

ACCEPTANCE OF MINUTES

Mr. D'Addio made a motion to accept the minutes from July 21, 2021; Mr. Macagnone seconded. Motion carried.

SITE PLANS/SUBDIVISION HEARINGS

**Czeslaw Banasik – Major Subdivision & Variance Approval
58 Miara Street
Parlin, NJ 08859
Blk 380, Lot 22.02**

The owner of 58 Miara Street submitted for subdivision because this property is huge. He resides in the house #58. The land is on the side. Mr. Fletcher prepared the documents.

Mr. Paul J. Fletcher, PE and PP and principal of Fletcher Engineering Inc. was sworn in. Fletcher Engineering prepared the plans that were submitted to the board. Large triangular shape. Mr. Banasik desires to subdivide approx. 72,000 SF of the property (currently vacant future building lot). The property is in R-10 zone; the existing home will be on lot of 26,700 SF; proposed vacant lot would be 72,041 SF. There is one variance; average depth is 97' which would be 100' is required. C-1 hardship criteria of the MLUL.

The lot can easily handle a single family home which is what is being proposed. This property was a subject of a subdivision back in 1989 and part of the resolution any further subdivision of this property would be completed as a major not minor.

A report was received and comments will be completed and submitted to borough professionals for their review and approval prior to filing at the County level. Prior to construction, appropriate stages will be conducted; bonds and grading and other plans to be submitted.

Mr. Cornell mentions about the JCP&L easement and they request some documentation confirming their approval. The second item on the report is regarding sidewalk frontage. The applicant is requesting the sidewalk to extend from the existing driveway to the proposed new home driveway. The previous resolution from 1989 granted this.

Part of the building application, prior to permits, all required documentation must be submitted regarding grading, water waste management, tree preservation.

Mr. Macagnone asked how much sidewalk is currently there, per Mr. Fletcher approx. 900'.

Mr. Fowler would like to discuss his report and comments. Garage design standard should be a 3' set-back. Mr. Fletcher, agreed and they will comply.

Mr. Fletcher did not receive this report. Secretary emailed the report at the meeting.

Maximum driveway must be 20'; ordinance requirement for landscaping. Mr. Fletcher, agreed and they will comply.

Mr. Fowler mentioned that a porch on the plan was in the easement. Mr. Fletcher stated, they do not intend to and will revise.

Mr. Fowler asked the resident about JCPL accessing the easement, he state no much attendance by JCPL.

Mr. Fowler recommends a tree save area at the rear of new lot 22.04; they will shield the rear yards of Kenneth Avenue from having a clear view of the tower and powerlines. Save the trees for buffering and a plot plan of trees.

Mr. Fowler recommends a different design to the driveway. Also, sidewalk to extend from 35' to 100'. Mr. Fletcher agrees.

Mr. Fowler asked applicant if he has reached out to preserve the remaining part of the land for preservation etc. – the applicant stated no.

Chairman asks applicant, what his extension are with the home. Mr. Banasik states he will probably sell existing home because it's too large and move into the new proposed home.

Mr. D'Addio asks to Mr. Alfieri if it's possible to place a deed restriction to not being able to be subdivided again. Mr. Alfieri stated we can place a restriction of creeping subdivision or deed restriction within the resolution condition.

Mr. D'Addio asks about the side walk waiver. The sidewalk end about 400' before his property. He currently has a sidewalk from neighbor to his driveway. The applicant is in a cul-de-sac.

Mr. D'Addio does not want to place the design of the proposed driveway as a condition of approval.

Mr. D'Addio made a motion to open public portion, seconded by Mr. Macagnone. Motion carried.

Joanne Halick – 39 Kenneth Avenue – what is he planning on this huge part of property. Mr. Alfieri stated this will be 1 residential lot. She mentions that there is a lot of junk on the property from his business. She would like for him not to bring his business to his residence.

Stephen Gioneto – 38 Kenneth Avenue – he mentions that he is looking to build a home on this lot, residential only, correct? The board states – Yes. Mr. Gioneto asks if he can change the approval to a commercial lot. The board states – No. He wants to know if he can run a business in the house he wants to build – Mr. Alfieri states he is unsure about the ordinance is for running a business out of the home. That would be something you can discuss with Clerk's office. Jay mentions this would be a zoning officer issue. Mr. Gioneto asks if he can park large commercial vehicles on this property. Jay believes he can have 1 vehicle, but this question is for the zoning officer.

Richard Sullivan – 44 Kenneth Avenue – my property borders up to that pie shape land. Surveying needs to be completed. The trees that cover the high tension wires have a value to our property. The property lines have been incorrect and there are errors. Jay stated the borough typically does not get involved with property disputes with adjacent owners. That is more of a private issue.

Charles Sykowski – 43 Miara Street – two issues; Mr. Banasik has been a great neighbor; well-maintained home. 1989 the property was subdivided but wants to ensure no longer subdivision on the property. The other concern is a very wet area but very concerned about water issues.

Richard Sullivan – 44 Kenneth Avenue – the migration of water. 1989 they were required underground migration system. He will need to submit something about water run-off.

Mr. D’Addio made a motion to close the public portion; seconded by Mr. Gianniris. Motion carried.

Mr. D’Addio made a motion for an approval with the condition of deed restriction of creepy subdivision and addressing all the points within CME and Mr. Fowler’s report. Mr. Macagnone seconded.

ROLL CALL:

YES: Mr. D’Addio, Mr. Allegre, Mr. Bailey, Mr. Gianniris, Mr. Macagnone, Councilwoman Maher, Ms. Pawlowski and Chairman Davis

NO: N/A

Application APPROVED

National Amusement Theater Site – Preliminary Investigation Report Presented by Mr. Michael Fowler, PP.

Mr. Fowler mentions that he provided a draft report for the members to review. Final report that was provided not much was changed besides clerical. Back in May the Borough Council provided a resolution asking for the planning board to do a preliminary investigation to determine if the area is in the need of redevelopment. Mr. Fowler asked if anyone has any changes or questions. Mr. Macagnone mentioned it was very well written.

Mr. Fowler proceeds with his presentation and the recommendation that this area is in the need of redevelopment. Full report is located within the clerk’s and planning board office for review.

Mr. D’Addio made a motion to open public portion, seconded by Mr. Macagnone. Motion carried.

Mr. Macagnone made a motion to close; seconded by Mr. D’Addio. Motion carried.

Mr. D’Addio made a motion of recommendation that this area be placed in the need of redevelopment to the mayor and council. Mr. Macagnone seconded.

ROLL CALL:

Yes – Mr. D’Addio, Mr. Allegre, Mr. Bailey, Mr. Gianniris, Mr. Macagnone, Councilwoman Maher, Ms. Pawlowski and Chairman Davis.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:

September 1st is our next meeting. Mr. D’Addio made a motion to cancel 9/1 meeting; seconded by Mr. Macagnone. Motion carried. Next meeting would be September 15th. Mr. D’Addio made a motion to adjourn the meeting, seconded by Mr. Allegre. Motion carried.

**Respectfully submitted,
Beth Magnani, Planning Board Secretary**