

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF April 6, 2022**

The regular meeting of the Sayreville Planning Board was called to order by Mr. Macagnone, Vice -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. Allegre, Mr. Bailey, Mr. Blemur, Mr. Macagnone, Mr. Muller, Ms. Patel, Ms. Pawlowski and Mr. Sposato

Absent Members: Councilman Onuoha, Chairman Davis  
Also present were: Mr. Cornell, Mr. Alfieri and Mr. Fowler

#### **AT THIS TIME, THE REGULAR MEETING WAS OPENED:**

**Mr. Macagnone 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. Allegre made a motion to approve the minutes from February 16, 2022, Mr. Blemur seconded, motion carried.**

#### **SITE PLAN/SUBDIVISION HEARINGS:**

##### **Jernee Mill Center – Time Extension Request**

**Mr. Peter Klauser, Esq representing the applicant Jernee Mill Center, which is located off of Jernee Mill Road, Sayreville. They are almost at the finish line with their outside approvals and they have a buyer. Mr. Cornell can attest they have been working on all outside approvals. They are looking for a 1-year extension. All zoning is the same as when the application was initially approved.**

**Mr. Muller made a motion to accept the extension in time, Mr. Allegre seconded.**

#### **ROLL CALL:**

**YES: Mr. Allegre, Mr. Bailey, Mr. Blemur, Mr. Macagnone, Mr. Muller, Ms. Patel, Ms. Pawlowski and Mr. Sposato.**

**NO: n/a**

**ABSTAIN: n/a**

**MK Associates, Inc.  
Posh Car Wash  
Minor Site Plan  
Blk 439.01, Lot 4  
932 Route 9 South, Sayreville**

**Mr. Paige, Esq. of Paige & Haag is representing the applicant. Mr. Alfieri, Esq reviewed the notice packet and agrees everything is order. Minor site approval to permit the installation of 6 vacuums and changing parking stalls striping at the above referenced location. Three witnesses will be testifying.**

**Mr. Marc Markowitz was sworn in. He is a managing partner of MK Associates. Mr. Markowitz runs the operation of the business. It has been a family run business and opened in 1989. Hours of operations Monday-Friday 8 a.m. – 7 p.m. /Saturday & Sunday 8 a.m.- 5 p.m., The vacuums will coincide with the hours of the business. Since covid they have changed their business model and doing exterior wash only and would like to provide self-serving vacuums. 5 employees would be on site. 6 cars spacing would be the max that would be needed for employees. The parking spaces, 15 proposed on the plan. 8 located in the vacuum area. No requirement for off-site parking would be needed. No other improvements are requested.**

**Mr. Macagnone asked, if these vacuums can be used when the car wash is closed? Mr. Markowitz stated these vacuums will be shut off after closing. Mr. Macagnone asked about how the traffic on site would be. Mr. Markowitz stated if you are looking to vacuum, you would stay to the left and then head over to the building for a wash. Mr. Fowler asks about the traffic difference and how they will handle. Mr. Markowitz states with the self-service option now, a back up will not happen as much since customers are staying within their vehicle.**

**Next witness, Frank Farrell, PE was sworn in. Credentials were provided to the board and accepted.**

**Mr. Farrell prepared the plans for the application. CME Associates report dated February 2, 2022 and Mr. Fowler's report of January 27, 2022, he is in receipt of both and will discuss any comments. Mr. Farrell discuss and reviews the plan regarding the egress of the property. Removing 1 space will provide the necessary parking for the 6 vacuums. The nearest vacuum closest to any property is 55', the existing lighting, fencing will remain unchanged.**

**Planner's report had 1 comment regarding drainage and per Mr. Farrell stated that would be unnecessary as they are not changing or cutting into the pavement.**

**Mr. Farrell discusses CME Report, in which they are requesting waivers for lighting , sidewalk, parking, front yard requirement and additional buffer area. (All existing variances that were approved prior). They exceed the parking requirement.**

**Mr. Benjamin Mueller, Professional Acoustic Engineer was sworn in. His credentials were accepted by the board.**

**Mr. Mueller received Planner and Engineer report. Mr. Mueller provided a report regarding an analysis of noise of the vacuums. The State and local noise ordinance were reviewed. Mr. Mueller went into full detail of his report of BPA and octaves levels and this was based on manufacture data. 1 vacuum would produce 54 DBE much lower than 65 DBE. 4 units would produce 62 DBE overall level. 6 vacuums would be 64 DBE. The units are on a 4 minutes timer.**

**Mr. Macagnone referred to Mr. Mueller's report that suggested 4 vacuums would be his recommendation. Mr. Cornell stated he thought an amended site plan would have been provided based on his recommendation of 4 vacuums. When 6 vacuum runs at once, there is a noise issue based on the ordinances would exceed 2 DBE 4,000 hertz. Mr. Cornell mentions there is a concern for the adjacent property owners. Mr. Mueller discuss the minimal impact of noise for 6 units instead of 4 units. For the report, the background noise was not included and wanted to give worse case situation.**

**Mr. Muller, board member asked is there a number of vacuums that each company is required to have. Mr. Markowitz, stated that there are 2 other companies in town – Raritan Street and Bordentown and they have at least 7 on site.**

**Mr. Markowitz stated they have handled all complaints from the neighbors. The neighbors were concerned about the hours of operation of the vacuums.**

**Mr. Alfieri, Esq. asked if they were testifying their compliance of the ordinance, and Mr. Paige stated, yes.**

**Public portion was opened.**

**Al Garbowski – 12 Burlew Street, Sayreville**

**They had 2 concerns about this location. First, it was regarding their operations of the vacuums. With the testimony, they are ok with the hours. Secondly, they are concerned about the traffic. He has written 5-10 letters to the attorney and administrator. Opening**

**Burlew to the shopping center has increased the amount of traffic. Mr. Alfieri, Esq stated his complaint about the traffic should be heard at the Mayor and Council.  
Public portion has been closed.**

**Mr. Muller made a motion to approve the application, Mr. Bailey seconded.**

**ROLL CALL:**

**YES: Mr. Allegre, Mr. Bailey, Mr. Blemur, Macagnone, Mr. Muller, Ms. Patel, Ms. Pawlowski and Mr. Sposato**

**NO:**

**ABSTAIN:**

**Application approved.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Our next meeting will be April 20<sup>th</sup> with a minor site plan application.**

**There being no further business to discuss, Mr. Macagnone made a motion to adjourn; seconded by Mr. Bailey.**

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