

SAYREVILLE PLANNING BOARD

MINUTES OF April 17, 2023

The regular meeting of the Sayreville Planning Board was called to order by Mr. Muller, 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. Blemur, Mr. Bolton, Mr. Buchanan, Ms. Pawlowski and Chairman Muller

**Absent Members: Mr. Allegre, Councilperson Onuoha and Mr. Sposato
Also present were: Mr. Cornell, Mr. Barlow and Mr. Fowler**

AT THIS TIME, THE REGULAR MEETING WAS OPENED:

Chairman Muller 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.

This meeting shall be on the record of being hybrid communications.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

This evening we have Heyer, Gruel and Associates with the draft reexamination of the master plan. Susan Gruel attended the meeting, and Amanda O'Lear, an associate of Heyer, Gruel and Associates.

Briefly, Ms. Gruel informed the members that the last master plan was adopted in 2013. Per the MLUL they require the master plan to be reexamined every 10 years. This provides Sayreville to see if there are further goals or changes that need to be made. The reexamination of the master plan are policy documents, they are not regularity. The next phase will be the Zoning map changes and Land Use Element in the future. These items will go to the Borough Council for approval and then the Planning Board will review, recommend or comment to ensure that it is consisted with the Master Plan.

Ms. O'Lear, first change will be on Page 24 per comments on the tax assessor and on open space. Next change, blue acres page 28. Updating that number to more than 140 homes. The reexam will not include the additional changes of the Land use plan at this point.

Chairman Muller asked if anyone had any comments. Chairman Muller asked about the specific uses they are looking to change. Ms. Gruel stated that will be made in the Land Use Plan Element. Ms. Gruel made mention about the EV stations that were added into the examination since it's a change within the state.

Mr. Buchanan asked the communication of how this works? He was speaking about Electric Vehicle. The Mayor and Council would receive a copy and the communication would be between the Class III member of the board to provide updates to the Council.

Chairman Muller spoke about the issue with losing electricity within town. With the push on EV, is there anyway Sayreville can obtain an additional substation? Ms. Gruel made mention this would be during the Land Use Plan Element. Ms. O'Lear stated during that time, they will do further research, evaluation and input.

Chairman Muller mentioned traffic and recirculation. Ms. Gruel stated on Page 31, they made a recommendation that an evaluation should be made on the traffic recirculation plan. Chairman Muller stated there are mentions of a bike path, side walks etc., are you looking into this as well?

Ms. Gruel stated that would be up to the Borough because it costs a lot of money. Chairman Muller asks about conservation and trees. Is there anything other than open space? Ms. Gruel, says yes but this would be more in the zoning or land use. She also stated that there is already something in place for this.

Chairman Muller asked about design standards and lighting and if these are being evaluated? Ms. Gruel, stated yes – not now but in the future.

Mr. Buchanan opened the public portion; seconded by Mr. Bolton. Motion carried.

**Jim Robinson
11 Borelle Square, Parlin**

Mr. Robinson complimented the Chairman about his comments, especially regarding electrical generating substations. He believes there are 4 or 5 in town. Mr. Cornell stated there are 4 currently. Mr. Robinson stated when these were approved, they did not factor the future. He continues about the master plan being the most important job that the Planning Board has and educates the members about what the Planning Board responsibility is and questions they should be asking themselves. Mr. Robinson touches on his notes to take a look into the areas that were flooded, need for elder care or onsite child care for new housing developments, planned office space, multi-generation living, cluster

zoning, reexamine the newly adopted redevelopment plan for the Cinema Movie theater. Mr. Robinson feels it's the same ol' same and should be more creative. He references a planner should take another look at it. They have a different focus. Mr. Robinson made a mention about a complete capital improvement plan to include a Community Center. He also references the connector road between Jernee Mill Road and Cheesequake Rd. The Lakeview drive connector north/south connection for Main Street and Washington Road. The elephant in the room is warehouses, take a look at the office of state planning report. He continues about COAH and the past issues that were done and that the town violated the law. He has never seen it before, but maybe a developer would need to address relocation of wildlife. There are 40 acres by Kennedy Park, maybe consider addressing the zone near there to compliant the park.

One last item, please request the BOE to come in front of the board to discuss the transportation center on Cheesequake Road for a public hearing.

Joseph Kupsch, Tax Assessor
167 Main Street, Sayreville

He stated about the Sandy Storm that they made the adjustment to the houses to 140. He also discusses about over 5,000 apartments and the Planning Board should promote owner occupied residents. He has notes about the new construction from 1995 to current. A reevaluation will happen eventually and we need the suggestions from Heyer and Gruel.

Donna Roberts, Councilwomen
365 Washington Road, Sayreville

She had some questions about the public outreach, so how much does that impact the report? Ms. Gruel noted that they are believers in transparency. They felt the best way is to do a survey, but it does impact the Land Use Plan Element and a recirculation plan. It helps a lot and will continue to help. Councilwomen Roberts asked how does the current and future development impact this reexamination report and Land use? Ms. Gruel states we have a lot going on with new development and affordable housing. Per MLUL, affordable housing and redevelopment you cannot dictate owner-use residential. Per Ms. Gruel, this should be a plan. Ms. Roberts asks about the mandated EV; the EV requirement would be a Borough cost. Ms. Roberts refers to the rental spreadsheet, she felt is very low.

Nobody from the Public on zoom.

Public portion was closed.

Mr. Muller asked about overcrowding of schools. Is that something we the board handle or the Board of Ed? Ms. Gruel states, that would be a BOE responsibility or projection.

Mr. Buchanan made a motion to recommend a community center; and re-evaluate the redevelopment plan of Amboy Cinemas to be added into the reexamination report; Seconded by Chairman Muller, Motion carried.

Public Portion was opened and closed.

Chairman Muller made a motion to adjourn, seconded by Mr. Buchanan.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**