

SAYREVILLE PLANNING BOARD

MINUTES OF May 18, 2022

The regular meeting of the Sayreville Planning Board was called to order by Mr. 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. Allegre, Mr. Blemur, Mr. Muller, Councilman Onuoha, Mr. Sposato and Chairman Davis

**Absent Members: Mr. Bailey, Mr. Macagnone, Ms. Patel and Ms. Pawlowski
Also present were: Mr. Cornell, Mr. Alfieri and Mr. Fowler**

AT THIS TIME, THE REGULAR 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.

MEMORIALIZATION OF RESOLUTION:

**Sayrebrook Veterinary Hospital ~ Minor Site Plan
1400 Main Street, Sayreville
Blk 348.01, Lot 2.03
Atty: Mr. John Krenzel, Esq.
429 Washington Road
Sayreville, NJ 08872**

Mr. Muller made a motion to approve the resolution as presented, Mr. Sposato seconded.

ROLL CALL:

YES: Mr. Blemur, Mr. Muller and Chairman Davis

NO:

ABSTAIN:

ACCEPTANCE OF MINUTES:

Mr. Blemur made a motion to accept the minutes from April 6th and April 20th, Seconded by Mr. Muller. Motion carried.

SITE PLAN/SUBDIVISION HEARINGS:

**1831-1851 Highway 35, LLC
Minor Subdivision/Site Plan
1831-1851 Highway 35, Sayreville
Blk 538 Lots 14 & 15.01
Atty: Mr. David B. Himelman, Esq.
190 Route 18, Suite 205
East Brunswick, NJ 08816**

David Himelman, Esq is representing the applicant of 1831-1851 Highway 35, LLC and being heard for a preliminary and final subdivision and minor site plan approval. The property is located at the above referenced location. The property consists of approx. 119,983 SF, 2.751 acres and zoned B-3 highway district. The applicant is looking to subdivide 15.01 into two (2) separate parcels, lot 15.02 consisting 33,222 SF and 15.03 consisting 30,581 SF. Minimal lot area of the B-3 zone is 20,000 SF. The subdivided lots conform with the requirement, lot area, lot width and setbacks.

Two (2) witnesses will be testifying; the applicant and Mr. Marc Leber, professional engineer/planner.

Mr. Alfieri, Esq. states he reviewed the required notice and is acceptable.

Mr. Vraveen Sharma was sworn in and is representing the LLC as the applicant. Mr. Sharma is the owner of the LLC. A-1 was marked for the plan dated August 15, 2019; last revised July 26, 2021 – Title Final Plat. He purchased the property in 2017. The property in the middle was occupied at that time. Far left (old west marine) was not occupied, and had a tenant. For over two (2) years he could not rent out 1851 Highway 35. Once a for lease sign was out of the property, he had a lot of purchase leads, not rental. These were all small business owners. These perspectives buyers could not afford to purchase the entire parcel. They started the subdivision process in 2019; but since this location is on the highway, they need the NJDOT (New Jersey Division of Transportation).

Since this time, Mr. Sharma has secured a tenant for this location, but they are always looking to purchase the building. The area will remain the same, beside the curb cut. Mr. Himelman asks Mr. Sharma who are the current tenants? Mr. Sharma states Eastern Seals 1841 Highway 35 is a nonprofit organization and adult daycare center, 1851 Highway 35 is Luxe Restyling – modify luxury vehicles. 1831 Highway 35 is the cabinetry. They have expressed purchasing the property.

Per the memo of CME dated May 18th page 2, number of employees and times; The current tenants are normal business hours 9 a.m. – 5 p.m.; Eastern Seals has three (3) vans for transportation, the other tenant has spa services. Eastern Seals have two (2) employees and vehicles are dropped off. Cabinet place has minimal customers in the showroom. With all tenants less than twenty (20) employees.

Mr. Marc Leber was sworn in. Mr. Leber is with East Point Engineering located in Marlboro, Licensed as a PE in 2004, PP in 2005 and Municipal Engineer in 2006.

A-2 dated 5/18 – photo of property.

Referring to A-1 is to subdivide the property 1831 and 1841 Highway 35. 3 Building with 4 driveways which is non-conforming based upon the access code requirements. The angle parking is non-conforming. The NJDOT required several changes to the frontage driveways to conform their requirements.

Per building parking, 1851 Highway 35 – retail code requirements – 33 spaces, there are 40 spaces. Middle lot would need 27 spaces, currently 25 spaces and 1831 Highway 35 needs 25 spaces, currently having 22 spaces.

Memo from CME dated May 18, 2022 discussed the history of prior approvals. Technical comments were discussed and several waivers were requested for sidewalks, curbing the entire parking lot and loading zone. Item #7 regarding parking five (5)' from the highway and hairpin line spacing, which the property does not have and is existing. Additional waivers Page two (2) waiver is requested for landscaping and screening the street. Waiver for lighting, they are looking to keep the existing lighting. Item D they will comply, but they would like to submit the subdivision via deed.

Mr. Cornell states they do not have any objection to file by deed. The correction should be made to the map, so they have an updated map to review.

Mr. Fowler's letter dated May 12, 2022; comment #3 regarding the chain link fence. This was a prior tenant who had a fence which crossed the parking lot. There is no need for the fence and the tenant would need to remove the fence. There is an easement from the telephone company. #4, cross access would remain from lot 17.

Mr. Fowler states there is a curb cut from the Ale House to 1851 Highway 35, and curb cut to Lockwood Marina. Has there been any agreement to the other owners that this will remain? If this is approved, there would be an easement between the properties 1831-1851 to keep the cross access.

Mr. Himelman, Esq. would need to review the title to see if this was addressed and agree to research.

Mr. Leber stated they will add the crosswalks. Mr. Leber discusses #8, existing conditions and a few design waivers.

Sheet 3 of drawing set – 1831/1841 Highway 35 angle parking will be changed and a new curb added along the highway and two (2) ADA spaces will be added to the front of the building. Mr. Leber feels this is an improvement to the property for better tenants.

Mr. Muller asked about the lighting in the rear of the building, since parking will be there. The request from the board and Michael Fowler is for building mount fixtures to be added. Mr. Sharma states the property does not have any large lighting polls and if approved, he will add lighting onto the building.

Mr. Sposato asked about ADA parking spots. Mr. Leber mentions first building has three (3) ADA spaces in the front (they will stay). The last building ADA spot will be removed based on the change require, but they will make accommodations for access.

Public portion was opened and closed. No public attended.

Mr. Muller made a motion to approve the application as presented, Mr. Sposato seconded.

ROLL CALL:

YES: Mr. Allegre, Mr. Blemur, Mr. Muller, Councilman Onuoha, Mr. Sposato and Chairman Davis

NO:

ABSTAIN:

Application approved.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting will be June 1st.

There being no further business to discuss, Mr. Blemur made a motion to adjourn; seconded by Mr. Muller.

Respectfully submitted,

Beth Magnani

Planning Board Secretary