

**SAYREVILLE PLANNING BOARD**

**MINUTES OF June 21, 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, Councilman Onuoha, Ms. Pawlowski and Chairman Muller**

**Absent Members: Mr. Buchanan 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**

**MEMORIALIZATION OF MINUTES:**

**Mr. Blemur made a motion to accept the minutes from May 17, 2023; seconded by Mr. Muller. Motion carried.**

**SITE PLANS/SUBDIVISION HEARINGS:**

**Sayreville Seaport Associates Urban Renewal, LP  
Riverton Village – Phase I (Bass Pro Building)  
Amended Preliminary and Final Major Site Plan  
Blk: 257.02, Lot 7**

**Atty: Ms. Jennifer Phillips-Smith, Esq.**

**Gibbons, PC**

**50 West State Street, Suite 1104, Trenton, NJ 08608**

**Ms. Jennifer Phillips-Smith, Esq. is representing the applicant and they are seeking an amendment to their preliminary and final major site plan approval, specifically for the Bass Pro Shoppes and parking lot around the previously approved Bass Pro Building.**

**Notice was provided and presented to the board secretary prior to the meeting. Mr. Barlow, Esq. made mention that the notice was reviewed and received and is appropriate for the meeting to go forward.**

**First witness, Dan Busch was sworn in. Mr. Busch is a licensed engineer in the State of New Jersey and has previously been accepted by this board. Mr. Busch explains the exhibits, 2019 Site plan approval, Exhibit A-1 and Overall Site Plan Layout, Exhibit A-2. The change to the parking lot was based on the flip of the building. Previously loading was on the East side, now loading is on the Westside. The main entrance shifting 60' to the East. The main access drive was centered on the entrance. Circulation drive around the building is in the same location. There are changes to the parking stalls, previously at 1128, current 1116. They also agreed to provide the made ready EV station stalls, which would be 45 stalls. ADA 4% would be 3 stalls. One small change to the parking lot based upon a conversation with the Planner, Mr. Fowler, earlier today was a few stalls at the end of the drive aisle, which they agreed to take away on the westside. Based on the change, now 1112 stalls.**

**Ms. Phillips-Smith addresses the CME letter dated June 21, 2023 with regard to their comments that the applicant will comply, and the variance that was previously approved regarding the loading dock three (3) doors will remain the same. Mr. Busch agrees.**

**Ms. Phillips-Smith addresses Mr. Fowler's letter dated June 16, 2023; comments 3 and 4 their landscape architect will review. All other comments were addressed and agreed upon.**

**Ms. Phillips-Smith addresses the letter that was received this late afternoon from the NJ Turnpike Authority "NJTA" marked as Exhibit A-3. She mentions they have yet to have the opportunity to discuss this letter with the NJTA, and understands this will become a requirement. Item #6 she would like to discuss their request to install a 7' high chain-link fence along the property right of way (dark heavy line of the east side of the parking lot mark on Exhibit 2). They are looking to meet and discuss this area to see if they can place something decorative or a potential solution that is best for both parties.**

**Mr. Barlow and Mr. Cornell agree that the applicant would need to receive a sign off from the NJTA to assist with resolution compliance.**

**Mr. Cornell references his report dated June 21, 2023; the original site plan shows 139 spaces to the rear of the Bass Pro Building. Exhibit A-2 is currently showing 120 spaces which does not create a problem, but Mr. Cornell would like to place this on record.**

**Chairman Muller asks Mr. Busch if there are any comments within the professional reports that the applicant does not comply with? Mr. Busch responses no.**

**Second witness David Floyd, register landscape architect in the state NJ is sworn in. Mr. Floyd is a graduate of Clemson and University of GA in Landscape Architecture. He has been practicing since 1981 and a founding partner of Site Solutions in 2000.**

**Ms. Phillip-Smith refers to Michael Fowler's report dated June 6, 2023, item #3. Plan is marked A-4 which is the overall landscape plan with the changes from the prior approval. Mr. Floyd states that everything remains the same besides adding additional screening around the loading dock. This change meets the Borough's ordinance and no other changes from the approved 2019 plan. Item #4 within the same report, Mr. Floyd reports that within the hardscape area there will be highly amenitized and highly program area with specialty landscaping and seating areas.**

**Public portion was open and closed.**

**Chairman Muller made a motion to approve the application with the noted conditions; Mr. Bolton seconded.**

**ROLL CALL:**

**YES: Mr. Blemur, Mr. Bolton, Councilman Onuoha, Ms. Pawlowski and Chairman Muller**

**NO: n/a**

**ABSTAIN: n/a**

**Application approved.**

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

**Next meeting July 19<sup>th</sup>.**

**Public Portion was opened and closed.**

**Councilman Onuoha made a motion to adjourn, seconded by Mr. Pawlowski.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**