

SAYREVILLE PLANNING BOARD

MINUTES OF September 6, 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. Allegre, Mr. Blemur, Mr. Bolton, Councilman Onuoha (online), Ms. Pawlowski, Mr. Sposato and Chairman Muller

Absent Members: Mr. Buchanan and Ms. Pawlowski

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 RESOLUTION:

**3276 Washington, LLC ~ Twin Boro Physical Therapy
Preliminary & Final Major Site Plan
3276 Washington Road, Blk 371, Lots 1.01 & 1.02**

Mr. Sposato made a motion to approve, seconded by Mr. Allegre

ROLL CALL:

YES: Mr. Allege, Mr. Buchanan, Mr. Sposato and Chairman Muller

NO: n/a

ABSTAIN: n/a

MEMORIALIZATION OF MINUTES:

Chairman Muller made a motion to accept the minutes from August 2, 2023; seconded by Mr. Sposato. Motion carried. Mr. Sposato made note that Ms. Bebert was noted as Mr. a few times on the transcription.

SITE PLANS/SUBDIVISION HEARINGS:

**Colonial Gardens Builders, LLC ~ Minor Subdivision
21 John Street, Sayreville
Blk 2, Lots 54-59**

**Atty: Casper P. Boehm, Jr. Esq.
155 Harrison Road
Jacobstown, New Jersey 08562**

Mr. Boehm, Esq informed the board that his applicant is applying for a Minor Subdivision in a R-7 zone, Old Bridge section of Sayreville. On the site, there is currently a house and garage that will be demoed and the lot size is 150' x 112', they are looking to create two (2) conforming lots that exceed the size required within the R-7 zone. The lot is in a flood zone and the height of the home will be three (3) stories.

Mr. Todd Kessler, 150 Morgan Avenue, South Amboy, NJ was sworn in as a first witness. Mr. Boehm asked Mr. Kessler if Morgan Avenue is located in Sayreville. Mr. Kessler agreed and advised it's off of Route 35 in Morgan. Mr. Kessler is a member of the LLC and they purchased the lot to subdivide to build two (2) single story homes. Mr. Boehm noted Mr. Fowler's memo with his comments regarding the designs of the homes. Mr. Kessler agreed he would address with adjustments to either the finish materials or slight adjustment to the elevation for how they appear from the road while keeping the general footprint and layout. Mr. Kessler comments that this property is in the flood zone and is required to keep the first floor as unfinished space garage and storage, with the living space on floors 2 and 3. Mr. Kessler informs the board that there has only been one new home built in this area since Superstorm Sandy. The home is across the street from this property and is in similar style of the homes that are being proposed. Chairman Muller asks the witness, what style homes are being proposed. Mr. Kessler states that these are single family homes with 4 bedroom, 2.5 baths.

Second witness, Sharif Aly, PE Amertech Engineering 757 Ridgewood Avenue, North Brunswick, NJ was sworn in. Mr. Aly graduated NJIT, Newark College of Engineering in 1985 and received his license in 1989. Mr. Aly stated this property is 6 lots of sheet 1 of the

tax map. Mr. Aly educated the board about the neighborhood that consist of four (4) dead end streets with a few homes that have been either new builds or remodeled after the storm. The lot is 18,375 square feet. The zone requires 7,500 square feet and he states that each of the home will be on 9,375 square feet. Each home will have 125' depth. The home meets the height requirement of 35' and they meet the residential site improvement standards with two (2) car garage. The neighborhood has public sewer, water and electric. The elevation in the area is an 8 or 9. The elevation that is required now is 13 due to the flood elevation. They are removing two (2) trees and adding three (3) and they will comply with Item #4 of the Planner's Report and Engineer Report. They are requesting a waiver for curb and sidewalks. Mr. Boehm states there will be further waiver to be discussed later.

Mr. Barlow, Esq. mentions since the lots are oversized, he asks that the application agree to no further subdivisions of either lots in the future. Mr. Boehm states they will comply.

Mr. Fowler asks the Engineer if the flood hazard area is designated as AE-13, Mr. Aly states yes. Mr. Aly states that the current map online is incorrect that notes AE-9. Per Mr. Aly the entire neighborhood is AE-13.

Mr. Cornell asks Mr. Boehm if his applicant will comply with all of the technical review items. Mr. Aly refers to Item #5 with the 2% that is for a typical development outside a flood zone area. Mr. Cornell states that the property is currently at 1% and would require a design waiver. Mr. Aly states they will comply with the remainder of items. Mr. Cornell states they can clean up the map and file by deed.

Mr. Frank Antisell, PP from Accurate Engineering located in Kendall Park, NJ was sworn in. Mr. Antisell has a BS in Civil Engineering and Master Degree. Licensed PE in state of NJ and PA. Licensed PP in state of NJ. Mr. Antisell discusses the waivers that are requested with the number of level and curb and sidewalks. Exhibit A-1 thru A-4 are photos of the neighborhood and Mr. Antisell discusses the direction of existing homes and styles of homes, as well as open lots. Mr. Antisell notes the proposed homes are similar in size and character, as well as MLUL under special reasons, he believes they are within Special Reasons A, G and I. The negative criteria there are two (2) prompts, impact to the public good and impact of zone.

Mr. Antisell reviewed Mr. Fowler's letter and with regard to Page 2 items B and C, asking for a waiver. With regard to the Item #3 comment, the applicant would be willing to cement the outside of the cinderblock to give it a smooth finished look.

**Open portion was open.
Heather Panella
16 John Street**

Ms. Panella just wanted to support the project in the neighborhood.

**Jennifer Rogers
29 Williams Street**

Ms. Rogers is concerned about the house towering over her home and is concerned about privacy. Mr. Aly states that the home will be 25' to Ms. Rogers property line. Ms. Roger's would like to know what the distance from the existing home to her property. Mr. Aly states approx. 61'.

Mr. Cornell asks if the applicant would consider the buffering, such as evergreens. Mr. Boehm states the applicant would remove the chain link and add a 6' white vinyl fence. Mr. Fowler requests that the additional planting that are required to plant, could be relocated and used as buffering.

Public Portion closed.

Chairman Muller made a motion to the application with all the discussed conditions and agreed to this evening, Seconded by Mr. Sposato

ROLL CALL:

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

NO:

ABSTAIN:

Application approved.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting September 20th. Per Mr. Cornell, we have a site plan application across approx. from Colony Club.

Public Portion was opened.

Councilwoman Roberts
Washington Road, Sayreville

Ms. Roberts wanted to thank the board for assisting and accommodating our residents and also thanked the developer for the same.

Public Portion was closed.

Mr. Sposato made a motion to adjourn, seconded by Mr. Allegre.

Respectfully submitted,

Beth Magnani
Planning Board Secretary