

SAYREVILLE PLANNING BOARD

MINUTES OF September 21, 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. Bailey, Mr. Blemur, Mr. Muller, Ms. Pawlowski and Chairman Davis

**Absent Members: Mr. Allegre, Councilman Onuoha, Ms. Patel and Mr. Sposato
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:

**Main Street South I/II, LLC ~ Major Site Plan
Blk 249, Lot 1; Blk 250, Lot 1; Blk 251, Lot 1
Atty: Mr. Jeffrey Lehrer, Esq.
DiFrancesco, Bateman, Kunzman
Davis, Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, NJ 07059**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

ACCEPTANCE OF MINUTES:

Mr. Muller made a motion to accept the minutes from August 17, 2022, Seconded by Mr. Bailey. Motion carried.

SITE PLAN/SUBDIVISION HEARINGS:

**A.P.E New Jersey, LLC ~ Site Plan
401 Hartle Street
Sayreville, NJ 08872
Blk: 59.01, Lot 1.06
Atty: Mr. Kenneth L. Pape, Esq.
Heilbrunn/Pape
516 State Route 33, Millstone, NJ 08535**

Mr. Pape, Esq. representing the application of A.P.E for an amended site plan approval for an existing facility on Hartle Street. Mr. Alfieri reviewed the notice package and is in order to proceed.

The applicant is looking to add an additional building to the site. The additional building is referred to as “paint booth”. The applicant has been on this property for 20 years and have had a paint booth inside the current building, which has been inspected several times with no issues to report. Recently it was inspected and they were notified the paint booth operation could not continue within the facility due to borough ordinances.

The building will be freestanding adjacent to their current facility. There is no change to their current operations.

Mr. Andrew French, PE was sworn in and provided his credentials to the board. The applicant is proposing a paint booth building on the northwest section of their property of 2.1 acres behind the existing building. The paint booth is 32’ x 53’ and 27’ high. This new building is 5’ from the existing building, which is the one variance they are seeking. They are also proposing storage racks are 12’ high and 8’ high open racks. Mr. French discusses previous approvals in the past. The applicant is looking to install a gate on the eastern driveway 20’ wide chain link fence with privacy slats and 25’ wide gate on the main access driveway (center of property) same type of fence. Install a 6’ high vinyl fence on the frontage of existing parking area and Hartle to better screen out the storage area from Hartle Street. The main gate will be open during normal business hours unless during the dedicated lunch hour, then all gates will be locked for security purposes. Besides the paint booth facility, the applicant is constructing an underground dentition system to mediate any additional run off.

Mr. French’s clarifies and discusses CME comments from engineer report, as Mr. Pape discusses the existing conditions from previous resolution of 2019.

Mr. Fowler discusses his comments of the planner report regarding fire lane, recycling and garbage and dressing up the frontage of landscaping on the site.

Mr. Cornell asks about the evaluation from this proposed building to the residential area. Mr. French refers to Page 9 of the plans on file. Additional planting will be provided and no trees will be removed. Planting will be a four-season tree.

Mr. James W Higgins, PP was sworn in and provided his credentials. Mr. Higgins discusses the two (2) variances; Encroachment of buffer area, which is a railroad. There is currently approx. 100' to the nearest residential area. The second one is the separation of the two (2) buildings of 5' apart, not 10' apart. Both of these variances per Mr. Higgin's opinion would not provide any negative impacts to the site.

Public portion was opened.

Shelia Bennett – 14 Hendricks Court

Ms. Bennett is opposing the additional building and she has provided the township code enforcement, Mr. Mashanski with complaints about this applicant. Noise of machinery, running trucks and unloading items during off hours in the early morning hours up to 4 a.m. Mr. Mashanski did not find any evidence and closed his investigation.

Public portion was closed

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

ROLL CALL:

YES: Mr. Bailey, Mr. Blemur, Mr. Muller, Ms. Pawlowski and Chairman Davis

NO:

ABSTAIN:

Application APPROVED

Commercial Metals Company ~ Site Plan

1 North Crossman Road

Sayreville, NJ 08872

Blk: 246, Lots 1.05, 1.06, 1.07 & 1.08

**Atty: Michael Lipari, Esq.
Mandelbaum Barrett PC
3 Becker Farm Road, Suite 105
Roseland, NJ 07068**

Mr. Michael Lipari, Esq. is representing the applicant seeking a minor site plan to construct a new exit to their existing facility. They are looking to construct an internal circulation to improve the site.

Mr. Alfieri, Esq. has reviewed the notice packet and it appears to be in order.

First witness, Mason Compton was sworn in. Mr. Compton has been the engineering manager for five (5) years and will be the project manager to the proposed work.

Exhibit A-1 dated 9/21/22 –a diagram of the existing traffic flow was discussed in detail by Mr. Compton.

Trucks that have finish product do have to drive to the current dead-end location and turn around with no exit on the south end to pull through. Onsite guard does monitor the traffic coming and exiting the property, as well as onsite employees.

Exhibit – A-2 dated 9/21/22 – aerial of proposed new traffic flow was discussed in detail by Mr. Compton. The new exit is proposed at the new southern exit. This will allow all finished trucks to exit onto Crossman Road and off the site. The current entrance will still be a two (2) way. The new exit being proposed will be a one (1) way exit. Mr. Compton feels this would be an improvement to the site, increase safety and better visibility.

Mr. Fowler asked about the truck waiting on Crossman, will the proposed changes help with the truck staging on Crossman. Mr. Compton stated that is the hope with much better circulation through and off the site.

Ms. Jennifer DiPilato, PE of Brown and Caldwell and project engineer to this project. Ms. DiPilato provides a detailed overview of the proposed project. She discusses the new exit, the existing fence will be removed and replaced with a mechanical gate that would be operated with a gate house in the interior of the facility. The increase of surface is .1% on Lot 1.05 only. Very minimal increase of pavement. 28 trees will be removed and they are proposed to plate to the berm of the north of the new exit. There was a comment on the professional reports to add a berm to the south, which they will comply if they have adequate material to reuse to spread that to the south. Minor change to the plan she discusses the height of the fence will match the existing at 8’.

Mr. Cornell refers to his report regarding the tree ordinance and they will comply. They will comply with any suggestions within the professional reports.

Public portion was opened and closed. No public attended.

Mr. Bailey made a motion to approve, seconded by Mr. Blemur.

ROLL CALL:

YES: Mr. Bailey, Mr. Blemur, Mr. Muller, Ms. Pawlowski and Chairman Davis

NO:

ABSTAIN:

Application APPROVED

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting October 5th will have a minor subdivision being heard, Gillette Enterprises.

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

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**