

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF December 1, 2021**

The regular meeting of the Sayreville Planning Board was called to order by Thomas Tighe, who stepped in as acting-chairman, he 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. D'Addio, Mr. Allegre, Mr. Bailey, Mr. Gianniris, Councilwomen Maher, Mr. Tighe

Absent Members: Mr. Macagnone (excused due to receiving notice), Ms. Ochenge, Ms. Patel, Ms. Pawlowski, Chairman Davis

Also present were: Mr. Cornell, Engineer, Mr. Alfieri, Esq., Attorney and Mr. Fowler, Planner

**Prior to the meeting starting, Mr. Alfieri, Esq. requested a motion for Mr. Tighe to act as Chairman this evening. Mr. D'Addio made the motion, seconded by Mr. Allegre. Motion carried.**

#### **AT THIS TIME, THE MEETING WAS OPENED:**

**Mr. Tighe 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:**

**Quality Wine & Spirits Site Plan  
1984 Route 35, South Amboy, NJ 08879  
Borough of Sayreville  
Blk 424, Lot 3**

**Mr. D'Addio made a motion to approve the resolution, Mr. Gianniris seconded.**

#### **ROLL CALL:**

**YES: Mr. D'Addio, Mr. Allegre, Mr. Gianniris**

**NO:**

**ABSTAIN:**

**Bordentown Park, LLC Site Plan  
4000 Bordentown Avenue, Sayreville, NJ 08872  
Blk 14, Lot 1**

**Mr. D’Addio made a motion to approve the resolution, Mr. Gianniris seconded.**

**ROLL CALL:**

**YES: Mr. D’Addio, Mr. Allegre, Mr. Gianniris**

**NO:**

**ABSTAIN**

**ACCEPTANCE OF MINUTES:**

**Mr. Tighe requested a motion to accept the minutes from October 20<sup>th</sup> and November 3<sup>rd</sup>.  
Mr. D’Addio made the motion to accept, seconded by Mr. Allegre. Motion carried.**

**SITE PLANS/SUBDIVISION HEARINGS:**

**Hercules LLC Site Plan**

**Plant Entrance Improvements**

**Blk 43, Lot 1**

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

**Gibbons PC**

**50 West State Street, Suite 1104**

**Trenton, NJ 08608**

**Ms. Philips-Smith Esq. an attorney at Gibbons PC and representing Hercules, LLC. They are seeking preliminary and final site plan approval, Section 4 (existing plant). Application tonight is due to an approved application in August, Arsenal Trade Center. As part of the approved application, they proposed a new interior road system with an access point off of Cheesequake and Minisink Road. This application will impact the existing plant entrance. The new plant entrance will tie in into the proposed development.**

**They are seeking site plan approval, as well as, three (3) design waivers, height of light fixtures, illumination and sidewalk between truck parking and check in booth.**

**Two (2) witnesses, Robert Curley, PE of Colliers Engineering and John Metz, Special Project Coordinator for Hercules, LLC.**

**Notice was provided and Mr. Alfieri, Esq. had reviewed and noted it was acceptable.**

**Mr. Curley is a licensed engineer and professional planner in the state of NJ. Practicing over 30 years. Planning Board Engineer for Brick Twp. For 7 years. Mr. D'Addio made a motion to accept his credentials, seconded by Mr. Allegre.**

**Mr. Curley testified the plant will be accessed by the new road in accordance with the redevelopment plan and recent approval as in the resolution for August 1, 2021.**

**Exhibit A-1 color rendering of the prior approved site plan and Exhibit A-2 – smaller plan, overall layout colored site plan with proposed improvement overlay were submitted into evidence. Mr. Curley informed the board that fencing will be removed with new fencing to be installed to correlate to the driveway adjustments and relocation of the guard house. He stated that the existing guard house will be removed and installed into the existing single-story office trailer. The trailer will be modified internally to accommodate the guard house function.**

**Mr. Curley stated that the existing roadway surfaces at the plant's entrance will be removed and replaced. Additionally, the internal driveway/roadways will be realigned to connect with approvals from October 6, 2021.**

**Exhibit A-3, dimension plan with proposed improvements and A-4 existing conditions plan were submitted into evidence. There are 11 existing parking stalls, with 1 handicap. They will have additional 8 spaces for a total of 19 parking stalls and 4 stall trucking parking area to provide the drivers the ability to queue for entrance into the plant after-hours. There will be no sidewalks included with the truck parking area, as this is a temporary parking location for trucks awaiting access into the plant.**

**Three (3) designs waiver was being requested, Mr. Curley testified that the lighting will remain onsite with spillage off site at the intersection for safety. Existing lights are approx. 30' and they are looking to change out the luminaire to LED. With regard to the waiver of sidewalk. The area is for the truckers to wait and they should not leave their vehicle. The sidewalk would go to nowhere.**

**Mr. Curley agrees that the applicant will comply with the comments in the Board Engineers report of December 1, 2021 and Board Planner's report of November 24, 2021. A-3 and A-4 of CME's report were clarified and Mr. Cornell approves. A-11 of CME's report was also clarified regarding signage. Mr. Curley added Exhibit A-5 sign exhibit photos into evidence regarding this comment. E-5 of this report was clarified, and based upon Mr. Curley's comment, this plan will now match the Langan plan that was provided in August of 2021.**

**Mr. Gianniris asked, in the NW corner, how would the drivers know it's a truck waiting area, will there be signage added. Mr. Metz will address this.**

**Regarding Mr. Fowler's report, comments of Section E. Overview of the road, which was discussed, circulation of emergency vehicles to access would come into main entrance and security would provide access. The history of the single-story office trailer was discussed and the additions of this space would be an additional ADA bathroom, the use of this building will remain the same. A-6 letter from Shannon Lloyd regarding any contamination within the area of this roadway. Further approvals required would be Middlesex county approval, soil erosion and sediment control from the municipality. E-10 waivers were discussed and there would be no issues with neighboring properties.**

**Mr. D'Addio asked about the fencing, and the new fencing would not have barbwire on top, such as their existing.**

**Mr. John Metz was sworn in. He has been onsite for 35 years and is the project manager of these site improvements. Currently there is enough space in their driveway for the trucks to queue at night. With the proposed improvements, this area will change and not provided the area needed. The existing dumpsters on site will handle the office security structure.**

**Exhibit A-7 proposed floor plan and Exhibit A-8 existing floor plan for office/security structure. Currently there are 9 offices, 2 cubicles and 1 ADA bathroom and conference room in center. Strictly used for plant management and personnel. The proposal is to make some interior modifications to create a security office to provide the guard a window to view and greet visitors. Less offices and adds a larger conference room and adds the security office. Mr. Metz notes there have an emergency plan, always someone on site. The gate access can be handled remotely from the main control room. That function will remain with these changes. Based on Mr. Metz's testimony that the emergency plan requires 1 designated person to escorts an emergency vehicle once in.**

**Public portion was opened and closed.**

**No public attended.**

**Mr. D'Addio made a motion to approve application with the waivers as presented, seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mr. D'Addio, Mr. Allegre, Mr. Bailey, Mr. Gianniris, Councilwoman Maher, Mr. Tighe**

**NO: n/a**

**ABSTAIN: n/a**

**Application approved.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:**

**The 2022 planning board schedule was provided, January 5<sup>th</sup> re-org and regular meeting.**

**Mr. D'Addio made a motion to adjourn the meeting, seconded by Mr. Gianniris.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**