

SAYREVILLE PLANNING BOARD

MINUTES OF February 7, 2018

The regular meeting of the Sayreville Planning Board was called to order by Thomas Tighe, Chairman and opened with a salute to the flag. Thomas Tighe announced that 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: Councilman Lembo, Ms. Lee, Ms. Mantilla, Mr. Chodkiewicz, Mr. Bello, Mr. Tighe, Mr. Macagnone, and Ms. O'Leary

Absent Members: Mr. Volosin, Mr. Bello, Mr. Davis

Also present were: Mr. Marc Rogoff, Attorney, Mr. Cornell, Engineer and Mr. Leoncavallo, Planner.

AT THIS TIME, THE REORGANIZATION 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.

Mr. Rogoff swore in Mr. Macagnone for Class IV member, for a four (4) year term.

Mr. Macagnone was nominated for Vice Chair by Chairman Tighe, motioned accepted by Ms. Lee, seconded by Councilman Lembo; and the decision was unanimous.

Mr. Tighe closed the Reorganization Meeting.

MEMORIALIZATION OF RESOLUTION:

None

ACCEPTANCE OF MINUTES:

Mr. Tighe made a motion to accept the Minutes of the January 3, 2018 meeting. Councilman Lembo made a motion to accept; seconded by Ms. Lee and the decision was unanimous.

SITE PLANS/SUBDIVISION HEARINGS:

**Bedell, LLC (First Transit) – Site Plan
Block: 251, Lot 1.01
880 Main Street, Sayreville**

Mr. Hugh A. McGuire III, Esq. stated he was the attorney for the above referenced applicant. Application property location at 880 Main Street, Sayreville referring to the above reference block and lot. Construction of a free standing 2 story office building, maintenance area, and associated parking area for the operation of NJ Transit's Access Link bus service.

Mr. Rogoff asked the applicant their acknowledgement of the Engineer Report from Mr. Cornell dated February 7, 2018 and Planner Report from Mr. Leoncavallo dated February 1, 2018 – Mr. McGuire had confirmed review and the reports have become part of the record. Mr. Rogoff requested the following items from the secretary of the planning board prior to proceeding, affidavit, receipts & return cards of the 200' mailer, certified list from Tax assessor and proof of Publication, in which the secretary stated, she did not received from applicant's attorney. Mr. McGuire informed members they have not received the affidavit and proof of Publication back from the Newspaper. They provided the certified receipts and the certified list from the Sayreville Tax Assessor to Mr. Rogoff to review. He noted there were 10 on the list, but 8 receipts. Mr. McGuire stated that was because there were duplicate owners. Mr. McGuire stated they have satisfied their responsibly of noticing the property owners.

Mr. Rogoff referred back to the Publication of Notice, which the applicant could not provide and we would need to carry the case. Planning Board members and Applicant's attorney discussed their availability for the next meeting, which would be March 7, 2018.

Mr. Rogoff informed Mr. McGuire to re-notice, re-publication with the new date and provide to the Board Secretary. The secretary will provide to Mr. Rogoff. He asked the audience if anyone was there based on this application. No one responded. Mr. McGuire informed the board the notice addresses were commercial sites. Mr. Rogoff and Chairman Tighe both agreed we need to handle this lawfully and correctly to protect the application process. Mr. McGuire stated he was newly hired to this application. Chairman Tighe referred back to the reports, if the applicant would like to work with the professionals to make any changes to the site plan per their comments prior to the next meeting to do so. Mr. Rogoff reminded them if there are any changes to the plans, the revisions must be submitted to the Planning Board office 10 days prior to the meeting, so the public can review.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Due to the lack of completed applications, the February 21, 2018 meeting will be canceled.

Ms. Lee made a motion to cancel the meeting; seconded by Vice chairman Macagnone and the decision was unanimous.

Chairman Tighe opened the public portion and welcomed the ladies in the room to come up and speak, they declined.

Ms. Matilla made a motion to close the public portion; seconded by Mr. Chodkiewicz and the decision was unanimous.

Vice chairman Macagnone referred to the Base Pro Shops letter dated February 5, 2018 that was distributed to the members in regard to noticing they are submitting an application to DEP for sewer permit. Ms. O'Leary asked the members and professionals as to the status or progress of the Bass Pro Shops project and Councilman Lembo informed they are still moving forward with the project. Mr. Cornell informed the members the applicant still has conditions of the Planning Board resolution they would need to address, they are working with the building department to get their plans in order and once they resolve the conditions of the resolution and all items are addressed, they will be able to obtain their building permits.

Ms. O'Leary asked about the Point and if the Point was not on the table. Mr. Cornell stated that there is a new redeveloper that will provide a new plan for the project to present to SERA, obtain a new redeveloper agreement and if there are any changes to the general development plan, they will need to come back in front of the planning board for an amendment of approval. Chairman Tighe noted the general plan that was approved by the Planning Board was five sections, starting with Bass Pro Shops. Mr. Cornell from his understanding the concept of the plan would be changed. Councilman Lembo stated the new developer is planning to do a public presentation within the next few months, but has a few items to work out. Mr. Cornell stated the new redeveloper would come before the board with an overview of the project and keep the board advised of the development.

Mr. Leoncavallo updated the members that there were ordinances approved last month authorized by the COAH attorney, Mr. Surenian and a development ordinance approved. The planner and secretary would work together for applications and development fees that falls within the ordinances, but as Mr. Cornell stated that Mr. Franklin was appointed to

intern officer overseeing the fees. Chairman Tighe informed Mr. Leoncavallo to keep updated on this matter. Mr. Leoncavallo stated they were having a litigation court hearing tomorrow morning, February 8th. Three of the ordinances were approved and the other two were tabled. A COAH oversight committee was recommended to allow that all the boards could appoint someone to stay informed of the COAH properties and provide insight. Chairman Tighe recommended the Vice chairman Macagnone would represent the Planning Board if this is asked of them. Chairman Tighe stated once the ordinance is approved, Mr. Rogoff and all members will review and discuss to make a decision.

There being no further business to discuss, Councilman Lembo made a motion to adjourn; seconded by Ms. Mantilla.

Respectfully submitted,

Beth Magnani
Planning Board Secretary