

SAYREVILLE PLANNING BOARD

MINUTES February 18, 2026

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with a salute to the flag. Chairman 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: Mr. Kandel, Ms. Lahrman, Mr. Muller, Mr. Shah, Ms. Sitaca, Mr. Volosin, Mr. Williams, Councilman Zebrowski, and Chairman Tighe

Absent Members: n/a

Also present were: Ms. Carey, Esq., Mr. Cornell, PE, and Mr. Van den Kooy, PP

AT THIS TIME, THE MEETING WAS OPENED:

Chairman 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.

ACCEPTANCE OF MINUTES:

Mr. Williams made a motion to approve the minutes from January 18, 2026; Mr. Shah seconded. Motion carried

COMMUNICATION AGENDA:

Consistency Review under N.J.S.A 40A:12A-7 (e) – Ordinance #03-26 Amended Hercules Redevelopment Plan II for the Former Sunshine Biscuit Site, Specially the properties identified as Blk 53.02, Lot 8; Blk 54.01, Lots 1.01, 1.02 & 7; Blk 14, Lot 1

Ms. Veena Sawant, Professional Planner was present to discuss the Amended Redevelopment Plan consistency review. She provided some background regarding the process and the parcels that were included. The Planning Board recommended designation that this location be deemed a non-condemnation area in need of redevelopment.

The plan that is currently in front of the members, include five (5) parcels to include approx. 58 acres of land, one parcel which is larger is 46.2 acres in the SED zone. The other small parcels are in the PRIME zone.

This plan is consistency based upon the 2013 master plan through the 2023 re-examination plan and land use of the master plan that was adopted by the Planning Board. Ms. Sawant discussed the goals that were mentioned in the master plan in further detail. Most of the goals were carried over to the 2023 re-examination plan.

RESOLUTION:

**Consistent Review Resolution ~ Amended Hercules Redevelopment Plan II
Former Sunshine Biscuit Site
Blk 53.02, Lot 8; Blk 54.01, Lots 1.01, 1.02 and 7; Blk 14, Lot 1**

Mr. Muller made a motion to approve the consistency; seconded by Mr. Williams.

ROLL CALL:

YES: Mr. Kandel, Ms. Lahrman, Mr. Muller, Mr. Shah, Ms. Sitaca, Mr. Volosin, Mr. Williams, Council President Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

The board's next meeting will be March 4th. Mr. Cornell advised the board that we have one item to discuss regarding the Borough's Housing Element and Fair Share Plan presentation.

Public portion was opened and closed. No public attended.

There being no further business to discuss, Mr. Shah made a motion to adjourn; seconded by Mr. Williams. Motion carried.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**