

SAYREVILLE PLANNING BOARD

MINUTES March 4, 2026

The meeting of the Sayreville Planning Board was called to order by Vice Chairman Muller and opened with a salute to the flag. Vice Chairman Muller 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 and Councilman Zebrowski

Absent Members: Chairman Tighe

Also present were: Mr. Fisher, Esq., Mr. Cornell, PE, and Mr. Levin, PP

AT THIS TIME, THE MEETING WAS OPENED:

Vice 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.

RESOLUTION:

**PB#25-03 Cara Van, LLC
Preliminary & Final Site Plan w/ "C" variances
Blk 277, Lots 1-5, 13 & 14**

Mr. Shah made a motion to approve; seconded by Mr. Volosin

ROLL CALL:

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

NO:

ABSTAIN:

SITE PLANS/SUBDIVISION HEARINGS:

Amended Housing Element & Fair Share Plan

Borough of Sayreville – 4th Round Dated February 26th

Prepared by: Acuity Consulting Services

Mr. Daniel Levin, AICP, PP from Acuity Consulting Services presented the Amended Housing Element & Fair Share Plan dated February 26, 2026. This plan submitted to the

program and is incorporating all the changes that were heard from the first adaptation in June of 2025. Mr. Levin provided detail background of the process and issues that the Borough received from the State. Acuity reviewed its plan and comments from the Special Adjudicator of Fair Share Housing, Beth McManus, Honorable Mary Jacobson and the Borough Council and have made some fairly significant changes:

- Borough no longer taking VLA (Vacant Land Assessment)**
- Removed Accessory Apartment compliance mechanism**
- Removed Mocco site compliance mechanism**
- Removed Raritan Street Park & Ride compliance mechanism**
- New compliance mechanism – Transit Village**
- New compliance mechanism - Gillette Extension**
- Removed Lakeview compliance mechanism**

Mr. Levin informed the members of the prior round compliance mechanisms.

4th Round Compliance Mechanisms:

Surplus Credits from Round 3 ~ 9 total

Gillette Expansion (age restricted)~ 16 total

Mobility Special Care (special needs) ~ 4 units; 4 bonus credits; 8 total

Transit Village (family) ~ 173 units; 56 bonus credits; 225.5 total

Ms. Sitaca made a motion to open the public portion; seconded by Mr. Shah.

Mr. James Burns, Esq. from Dembo, Brown & Burns LLP

He represents the owner of 3553 Washington Road, also known as Blk 335.01; Lot 3 on the tax map, former Rite Aid property. This property is approx. 2.4 acres in size and has a triangle shape which will limit the development on the property.

Mr. Burns handed out land description – Exhibit A-1 and describes the limitation of the property. The existing building is approx. 14,000 SF. In their opinion, the location is not suitable for residential, affordable or otherwise based upon the size, shape and location. He wanted to let the planning board know that this property is subject to existing lease with a company called SAMAX Properties. A site plan application was submitted to convert the building into a full-service car wash.

He wanted to get on the record, that his client has no interest into entering into a redevelopment agreement for the property. His client also opposes the plan based upon this property and requested that this location 3553 Washington Road be excluded from the

plan. Mr. Burns' contact information was provided to the secretary to discuss this option further with Acuity, Borough Counsel and SERA Planner.

Mr. Tyler Prime, Esq. from Prime Tuvel & Miceli; Mr. Prime represent Flagship OPCO which is the proposed user for the application. This site presently is conforming with the existing commercial zoning. The site plan application was submitted this morning and it does have a few small variances.

Public portion was closed

Mr. Levin will look into this further to see if this site was considered in the overall yield. Mr. Levin stated that the property is identified in the plan, but is not obligated. Per Mr. Fisher, Esq we should not agree to change the plan in hand as we want to provide the State with a clean resolution.

This concern should be discussed with SERA, since they are handling the redevelopment plan for Transit Village.

Mr. Williams made a motion to approve the plan; seconded by Mr. Shah

ROLL CALL:

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

NO:

ABSTAIN:

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting will be March 18th, as of now, no matters to discussed. Mr. Shah made a motion to cancel the meeting; seconded by Mr. Williams. Approved, Motion carried.

Public portion was opened and closed. No public attended.

There being no further business to discuss, Ms. Lahrman made a motion to adjourn; seconded by Mr. Volosin. Motion carried.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**