SAYREVILLE PLANNING BOARD

MINUTES July 15, 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, Mr. Shah, Ms. Sitaca, Mr. Williams, Mr. Volosin, Council President Zebrowski and Chairman Tighe
Absent Members: Ms. Lahrman and Mr. Muller
Also present were Mr. Fisher, Esq. (via zoom), Mr. Cornell, PE, and Ms. Traina, 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.

The Planning Board welcomed the Shade Tree Commission. Mr. Rittenhouse, Chairman and Mr. Grella, Vice Chairman were present. Mr. Rittenhouse informed the board about the Shade Tree Ordinance and Tree Bank. It has come to their attention that boards and groups in town/departments are not following the Ordinance. A copy of the Ordinance was provided to the secretary with the request to send to the members. If the members have any questions, please reach out.

His concern is that the newly developed complexes were exempt from issuing funds to the Tree Bank due to them constructing affordable housing. Mr. Rittenhouse stated that affordable housing has nothing to do with destroying the trees. The Arsenal Center provided $1.7M went into the Tree Bank, which was handled properly. Going forward we are looking for all agencies, departments and boards to follow the Ordinance. We would like to continue to be a Tree City. Mr. Rittenhouse welcomed the members to the Shade Tree Commission meetings, the third Thursday of the month.

RESOLUTIONS:

Consistency Review Resolution ~ Ordinance #15-26 Consistent with the Borough's Master Plan Pursuant to NJSA 40:55D-26 & NJSA 40:55D-64 and NJSA 40A:12A-7e

Mr. Williams made a motion to approve; seconded by Mr. Shah
ROLL CALL:
YES: Mr. Kandel, Mr. Shah, Ms. Sitaca, Mr. Williams, Mr. Volosin, Council President Zebrowski and Chairman Tighe
NO:
ABSTAIN:

Granting Extension of Time ~ PB#24-04
Thomas Fallon Subdivision
16 Charlotte Street, Sayreville

Mr. Shah made a motion to approve; seconded by Mr. Williams
ROLL CALL:
YES: Mr. Kandel, Mr. Shah, Ms. Sitaca, Mr. Williams, Mr. Volosin, Council President Zebrowski and Chairman Tighe
NO:
ABSTAIN:

ACCEPTANCE OF MINUTES:

Mr. Williams made a motion to accept the minutes from May 20, 2026; seconded by Council President Zebrowski. Motion Carried.

COMMUNICATION AGENDA:

Letter dated June 23, 2026, from Mr. Lawrence Sachs, Esq. requesting an extension of time for PB#24-04 Thomas Fallon Subdivision

Mr. Fisher, Esq. stated to the Board that they have a resolution in front of them extending the approval of the minor subdivision for an 180-day extension.

Consistency Review ~ Ordinance #15-26 Ordinance Establishing a Temporary Re-zoning on the Development of Data Centers throughout the Borough of Sayreville

Mr. Fisher, Esq. informs the members that this is only a consistency review. The position of the board is to determine whether this Ordinance is not in consist with the Master Plan. This is not an opportunity for public comment.

Mr. Cornell states that the master plan has set goals to protecting residential areas and not overtaxing the infrastructure. This ordinance would be consistent to the goals in the Master Plan.

SITE PLANS/SUBDIVISION HEARINGS:

PB#26-04 955 Route 9, LLC ~ Minor Site Plan
955 US Highway 9, Sayreville
Blk 413, Lot 5
Atty: Law Office of Richard Schkolnick, LLC
75 Main Street, Suite 201
Millburn, NJ 07041

Mr. Schkolnick, Esq was present to represent 955 Route 9, LLC for a minor site plan approval, located in the B-3 zone. The property has an existing office building on the property and desires to convert this property into automobile use. This use is permitted.

Mr. Michael Goldstein, PE, PP from Van Cleef Engineering Associates, LLC. Mr. Goldstein was sworn in, and his credentials were approved by the board.

Mr. Goldstein informs the board that this site received previous approval to operate as a car dealership in 1998. The application is seeking a change of commercial tenancy. The existing site contains 16,809 SF buildings and 153 parking spaces to include six (6) ADA spaces.

Mr. Goldstein refers to his Minor Site Plan, sheet 3 of 4 dated 5/5/26, rev. 6/2/26. The total habitable space of the building is 18,868 SF. There is a second story loft. The applicant is proposing 63 car spaces are designated for the office space and the remaining 90 spaces will be used as inventory for the car dealership to stock vehicles. The rear of the site has a dumpster enclosure, showing this on Sheet 4 of 4. Mr. Goldstein states there is no vehicle service being conducted on site. On the application, they are proposing to convert the window to a roll up door for specific vehicles to be displayed in the showroom area of the building.

Mr. Goldstein notes there is a loading area in front of the building, parallel to Route 9, this is the intended area to load and unload new vehicles being delivered to the site. They intend to have a three (3) car trailer delivering to the site. This area will not interfere with any of the driving areas of the site. Signage that is being proposed, one façade sign that will comply with the sign ordinance and one ground mounted sign near the southernly entrance. The landscaping along the entire frontage of the site and through-out the islands

to beautify the property. All the signs and landscaping are located outside of the site triangle limits. Per Mr. Goldstein, they will agree to a landscape maintenance bond for two (2) years. The variances that are requested, front yard setback of the site ID sign which is required to be 25', currently at 17' proposed. This variance can be qualified under the C-1 or as a hardship variance.

Ms. Traina asked if they would have any electronic vehicles on site for sale? Mr. Goldstein stated, possibly for sale. She also asked if there would be any electronic infrastructure chargers? Mr. Goldstein stated it is not proposed at this time.

Mr. Williams asks about how high is the concrete wall/chain link fence? The fence is at least 14'. There is no change to the fence. Mr. Goldstein refers to Minor Site Plan dated 5/5/26, rev. 6/2/26. If the fence is not in good condition, they will be repaired.

Mr. Cornell refers to his report and would like to discuss the conditions for the record:

- Office Space will be associated only with the car dealership and will not be leased out to office tenants – Mr. Goldstein, agrees.

- Loading Area – they will not have any vehicles for sale in the loading area. Grass areas will not have vehicles parked in these areas or curb on the highway. All the cars will be parked in the designated spaces – Mr. Goldstein, agrees.

- Service Bays – you will have one access to the building. No service to be completed on site. Mr. Goldstein agrees.

- Test Driving – Mr. Schkolnick agrees to the test-driving map that was previously approved.

- Building facades signs – Mr. Cornell stated there may have been two at one time, plus the numbers. Per Mr. Goldstein, there are no building numbers on the building any longer. They will only be adding the sign requested and building numbers - they agreed.

Mr. Goldstein stated they are not proposing any modification to the lighting on the site. Presently there are a few pole mounted lights (14) in total. The lights will be on a timer for sunset to one/two hours after closing.

Mr. Steven Chasan was sworn in. Mr. Chasan works at another facility operated by the same auto group in Union Twp. Mr. Chasan stated that they will not be conducting any auto service or storing cleaning chemicals on site. Mr. Chasan informs the board that subletting the office space is a violation of a car dealership license in the state of NJ. Mr. Chasan mentions that there would be a total of 15 employees with 12 employees on one shift. Typically, the hours would be 9 a.m. – 7p.m. Monday – Friday; Saturday hours 9 a.m. – 6 p.m. No Sundays, according to state law. Car delivery will be at least once a week, if sales are good, no more than three times a week. The test drive route was reviewed and approved. Mr. Chasan knows the route and will comply.

Council President Zebrowski asked, what the average inventory would be at that site? Mr. Chasan stated it would be approx. 90 vehicles. How would you rotate the inventory? Mr. Chasan stated that cars cannot be on the lot for a long time. They sell very good condition vehicles 4.8 or higher from the CR (condition report). If a vehicle is not selling, they will lower the price or relocate to another store. Should not be there for six (6) months.

Public portion was opened

Beth Torres
27 Eugene Blvd.

She lives directly behind this location. She stated that there is a flood light that shines her window. Another concern is the garbage collection, since the past owner had pick up between 3 a.m. – 4 a.m. The last concern is if they would be willing to put up a privacy fence.

Barbara Minch
25 Eugene Blvd.

Besides the fence, would the owners consider planting large arborvitaes. She is concerned about selling commercial vehicles and the back up sensor and flood light. She was asking about the test drive route and when deliveries of vehicles would be completed.

The applicant stated there would be no deliveries when they were not present. They need to check the conditions of all vehicles they receive.

Mr. Goldstein stated they have the 50' buffer but will add a few arborvitaes along the back of site. All deliveries will be handled in front of the site. They will add privacy screens to the existing upper fence.

Public portion was closed.

Mr. Williams made a motion to approve the application; seconded by Mr. Shah.
ROLL CALL:
YES: Mr. Kandel, Mr. Shah, Ms. Sitaca, Mr. Volosin, Mr. Williams, Council President Zebrowski and Chairman Tighe
NO:
ABSTAIN:

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting will be held on August 5th, as of now, no matters to be discussed.

Mr. Williams made a motion to cancel; seconded Mr. Shah. Motion carried.

Public portion was opened and closed. No public attended.

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

Respectfully submitted,

Beth Magnani
Planning Board Secretary