

## **SAYREVILLE PLANNING BOARD**

**MINUTES August 19, 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. Shah, Ms. Sitaca, Mr. Volosin, Council President Zebrowski and Chairman Tighe

Absent Members: Mr. Williams and Mr. Muller

Also present were Mr. Fisher, Esq., Mr. Justin Cornell, PE, and Mr. Van de 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.

### **RESOLUTIONS:**

**PB#26-04 99 Route 9, LLC ~ Minor Site Plan  
955 US Highway 9, Sayreville  
Blk 413, Lot 5**

**Mr. Shah made a motion to approve; seconded by Mr. Sitaca**

### **ROLL CALL:**

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

**NO:**

**ABSTAIN:**

### **ACCEPTANCE OF MINUTES:**

**Council President Zebrowski made a motion to accept the minutes from July 15, 2026;  
seconded by Ms. Sitaca. Motion Carried**

## **SITE PLANS/SUBDIVISION HEARINGS:**

**PB#26-05 Sayreville Seaport Associates Urban Renewal, LP  
Bass Pro Amended Site Plan~ Portico & Relocation of Boat Storage Area  
Blk: 257.02, Lots 1.05, 7, 7.02**

**Ms. Jennifer Phillips-Smith, Esq was present to represent Sayreville Seaport Associates (“SSA”) for a major site plan approval. Notice was submitted to the Board Secretary and Attorney provided approval. Mr. Fetah provided his professional credentials and an overall background for the project.**

**Mr. Fetah described the change of a 1,500 SF concrete open-air portico change in the front of the building. The diagram of the small portico was marked Exhibit A-1. The portico is 20’6” high. The next diagram in a rendering marked Exhibit A-2, the signage is approx. 260 SF, affix to the front of the building, with back lighting.**

**Mr. Busch was sworn in. Mr. Busch was qualified as a professional engineer and planner.**

**Mr. Busch discussed the relocation area of the boat storage. The document of the site plan overview will be Exhibit A-4 and Exhibit A-5. The outparcel just located North of the Bass Pro Site. Two separate areas, southeast corner and North corner. Access to both sites will have tree screenings and will be able to be accessed from Riverton Crossing to Bass Pro Drive. Mr. Busch viewed a google street map – marked Exhibit A-6. The area will have security cameras; lighting and this area will not be accessed without a Bass Pro employee. Mr. Busch describes the design waivers they are looking for regarding sidewalks and curbing; design waivers for landscaping for this temporary space.**

**They received the engineering report on July 27, 2026, and felt they can resolve any technical questions. The Planner’s letter dated August 12, 2026, they wanted to discuss sizes of boats. Small craft 8’-12’ and nothing larger than 27’ vessels. Bass Pro provided a long list of vessels they will be selling.**

**Public portion was opened and closed. No public attended.**

**Council President Zebrowski made a motion to approve; 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:**

**PB#26-06 Sayreville Seaport Associates Urban Renewal, LP**

**Victory Electrical Substation**

**Blk 257.02, Lot 1.05**

**Ms. Phillips-Smith, Esq represented this application for a preliminary and final major site plan located at Block 257.02, Lot 1.05. The location for this will not be accessible to any public in a construction area, a temporary road for the utility company to service the station.**

**Mr. Fetah described the location of Phase 1B, Gateway Service Section. There will be guards, fencing and gates to secure the substation and construction site. This area is between MCUA to the north and the landfill to the south near the railroad and Epic Church. The pad for the site 31.5' elevation to protect from flooding. The ariel plan is marked Exhibit A-1; the location of the substation will be marked Exhibit A-2. There will be no overhead utility within the entire site, all have been constructed underground. The H frame dead end plan is marked Exhibit A-4.**

**Mr. Busch refers to Exhibit A-2, the location of the substation. Southwest corner of the site, next to the landfill 140' x 160' area pad. The plan noting the easement will be marked Exhibit A-5. JCP&L advised Mr. Busch that they would inspect the site once a month. No lighting on the temporary access road or substation, security camera will be installed. A hydrant will be installed for fire protection. Mr. Busch notes there are five (5) design waivers. They will provide contribution to the tree preservation fund for the previous trees that were removed.**

**Public portion was open and closed. No public attended.**

**Council President Zebrowski made a motion to approve the application; seconded by Mr. Sitaca**

**ROLL CALL:**

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

**NO:**

**ABSTAIN:**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Our next meeting will be held on September 2<sup>nd</sup>,**

**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 Ms. Lahrman. Motion carried.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**