

SAYREVILLE PLANNING BOARD

MINUTES December 3, 2025

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. Williams, Councilman Zebrowski, and Chairman Tighe

Absent Members: Mr. Muller and Mr. Volosin

Also present were: Mr. Fisher, Esq., Mr. Wilder, PE, Mr. Quinn, 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.

MEMORIALIZATION OF RESOLUTION:

**Masjid Sadar Community Center/House of Worship
212-216 Ernston Road, Parlin (Sayreville)
Blk 444.04, Lots 23-26, 28**

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

ROLL CALL:

YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

**PB#25-01 Tenon Auto Service, Inc.
2069 Highway 35, South Amboy (Sayreville)
Blk 428, Lots 1, 2, & 2.01**

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

ROLL CALL:

**YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and
Chairman Tighe**

NO: n/a

ABSTAIN: n/a

ACCEPTANCE OF MINUTES:

**Councilman Zebrowski made a motion to accept the minutes from September 17, 2025;
seconded by Mr. Shah. Motion carried.**

COMMUNICATION AGENDA:

**Letter received from Mr. John Wisniewski, from Wisniewski and Associates regarding
CARA VAN, LLC preliminary and final site plan application with C variances, corner of
Kearney and Route 35 South. Block 277, Lots 1 through 5 and 13, 14. They requested to
be adjourned and carried to January 21, 2026 with no further notice. The applicant
consents to an extension of that time period until January 31, 2026.**

**Mr. Williams made a motion to accept that request to carry and the extension period,
seconded by Ms. Lahrman.**

ROLL CALL:

**YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and
Chairman Tighe**

NO: n/a

ABSTAIN: n/a

Letter dated September 9, 2025 from Mr. Karl Kemm, Esq., McManimon, Scotland & Baumann regarding the request for extension of approvals.

**Applicant – Lot 15 Jernee Mill, LLC
66 Jernee Mill Road, Sayreville
Blk 62, Lot 16.15 (f/k/a 15 & 16)**

Councilman Zebrowski made a motion to accept this request, seconded by Mr. Kandel.

ROLL CALL:

YES; Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

SITE PLANS/SUBDIVISION HEARING:

Area of Need of Redevelopment Study ~ Main Street/Crossman Avenue

**(CARRIED from 11/5) Blk 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11
Blk 247, Lot: 1.03; Blk 247.02, Lots 1.01 and 1.03; Blk: 251, Lots 1.01, 2.01 and 2.02**

Prepared by Veena M. Sawant, AICP, PP from VMS Planning LLC

Ms. Sawant presented the Study for Main Street/Crossman Avenue, referring to the above referenced block and lots. Ms. Sawant's credentials were approved by the board. This area consists of 13 parcels and located on either sides of the North Crossman Street and an additional three (3) parcels that are located on the Southside of Crossman Avenue, consists of 240 acres. She provides full detail regarding the parcels and the challenges of the area. There are four (4) parcels that are operated by CMC Steel plant, one (1) parcel provides access to the rear side of the property. There are four (4) parcels that are associated with the strip mall, front parking and access and three (3) lots that are owned by JCP&L with their power infrastructure. Some of these parcels are developable land. On the Southbound side there are three (3) parcels, Wawa, in the rear portion newly constructed building for a bus depot and the other parcel contains Canfield Technologies, metal manufacturer. Ms. Sawant discusses Criteria D – obsolete layout or deleterious land uses, as well as inadequate parking and site circulation.

Public portion was opened.

Mr. Lionel Pena representing Saber Corporation. He stressed about his concern about deliveries and their 150 employee's that utilize the food at the strip mall.

Public portion was closed.

Mr. Williams made a motion to recommend this study, seconded by Ms. Sitaca.

ROLL CALL:

YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

PB#25-5 Amended Preliminary & Final Major Site Plan ~ Panera & Starbucks Gateway Services Blk 256.01, Lot 24; Blk 257.02, Lot 1.05

Atty: Ms. Jennifer Phillips-Smith, Esq.

Gibbons, P.C.

141 West Front Street, Suite 240, Red Bank, NJ

Ms. Phillips-Smith, Esq. was before us on behalf of Sayreville Seaport Associates (SSA) Urban Renewal. First application impacts Gateway Services area, original approval was memorialized in January of 2020 for six (6) stand alone pad sites. An amended approval was received in 2023 that tweaked some of the buildings that had been approved and actually pushed one of them onto the adjacent tax lot of Block 257.02, Lot 1.05.

Ms. Phillips-Smith, Esq states this time there are three (3) buildings with Gateway Services where we are asking for your approval to change the buildings slightly. Some of the footprints are changing in size by a little bit, previous approval for six (6) and we are still proposing six (6) pad sites.

Mr. Mark Freda, Project Executive for Riverton Development. Mr. Freda provides the board with a full update on the site.

Mr. Daniel Busch, Colliers Engineering was sworn in and whom has testified before the board many times, he credentials were accepted.

Mr. Busch refers to the plan Exhibit A1 that was approved previously approved in 2023., he noted the changes in red show from right to left. Building #1130, 6,225 SF– free tenant building which will be Starbucks that includes a drive thru. Building#1150 next building to the West, two (2) tenant building with drive thru, 4,468 SF.

All the buildings in Lot 24 have increased by 25,050 to 25,543 SF. Trash enclosures for these two (2) buildings 1130 and 1150 were located in the middle and now moved to the back of the store. The store is actually faced away from Peter Fischer Blvd., the service entrances and exits where the employees would bring the trash are located in the back.

The same enclosures that were approved previously with a six foot (6') high fence or wall around them completely screening them.

Mr. Busch stated, moving to the west, Lot 1.05 which is the Panera lot is now 3,520 SF building, rotated and now parallel to Peter Fischer Blvd. Drive-thru basically goes in the same pattern as the prior plan. Most importantly, spine road that runs East and West can pull this further toward Peter Fischer Blvd. This makes Lot 1.05, 200 plus acres allows for more potential development to take place, larger amount of retail to take place on Lot 1.05.

There are some changes to the parking count, and some minor lighting, but to keep the theme of Riverton.

Two professional letters were received. Ms. Phillips-Smith, Esq refers to the Morgan Engineering report - question 1 – A3 regarding ADA Parking. Mr. Busch refers to the Panera lot. There are fifty-two (52) parking stalls, we require three (3) handicap spots. Ten (10) or so of those spaces are for future expansion of Lot 1.05 for the adjacent parking lot that will serve future retail. Mr. Wilder, PE approves his testimony about the two (2) ADA spaces. Question 4 in that same section about proposed EV make ready spaces going to be? Mr. Busch stated they haven't designated the spaces yet, but they will comply on a per lot basis with the EV.

Moving on with traffic and circulation, Ms. Phillips-Smith, Esq. asks, Mr. Busch is there anything that we are doing in this application that deviates from the assumptions that were made concerning traffic and flow that were previously presented? Mr. Busch, stated "No, it's the same pattern and same square footage."

Mr. Busch stated there will be by-pass lines, and yes, they will be striped and signage will be provided. Mr. Busch informed the board and Mr. Morgan about how the trash would be picked up on these sites. The one-way circulation on the left side going towards Peter Fisher to get to the trash enclosure on the left and then you would continue circulating around in a clockwise direction to get the trash enclosure at Starbucks and then for Panera, trash enclosure is located basically at the entrance to the drive-thru. They will all be set up for front end loader garbage truck.

Next comment in 2A – 1d, sidewalks should be added around trash enclosures. Mr. Busch stated there's a crosswalk at the rear of the Starbucks, and its just extending that sidewalk to get to the trash enclosure, same thing to the building to the left.

They will comply with the signage request to left turns. They will comply with adjusting landscaping and lighting if necessary. They will comply with the comments with the indoor

and outdoor seating, wheel stops and curb ramps. They will comply with utility roof leaders as part of the resolution compliance.

Ms. Phillips-Smith, Esq. discussed the Planner Report that was dated November 24, 2025, speaking about the parking spaces. There were twelve (12) additional spaces added to the Panera section and six (6) taken away. Those represent a very small portion of the overall number of parking spaces. One question in B13 about whether the ADA spaces were correct width, yes. Van accessible space is 8' wide, 5' core striped. Comment E1 regarding utilities, Mr. Busch briefly explained the improvements that were approved as part of the prior application and stated the public infrastructure and utilities are basically stubbed up on the west side from a stormwater standpoint all the way up to Gateway services. And from that direction, water comes in from Main Street Extension and is stubbed into the site already as is sanitary, telecom, electric and gas.

Next witness, Mr. Michael Testa, Architect was sworn in and accepted as an expert by the board. Mr. Testa refers to Exhibit A1 and states that the original footprint was 6,450 SF. Starbucks, left side tenant in this area reduced about 225 SF, the building is now 6,225 SF. The retail on the opposite two (2) sides, right side approx. 2,100 SF for each space. We do not have any tenants. As for Starbucks, it will be fit out based upon their current prototype. The building façade consists of durable upscale materials. Brick metal panels and wood veneer that will compatible with the other buildings in the site. The building will have canopies at the front entrance, as well as well as the side drive-thru. The building height is 19' to the main parapet, accent parapets are 23'. Also, all rooftop units will be screened, all four (4) sides will be upscale and durable materials. The building will pitch to the rear which is the Peter Fischer Blvd. side. Rear elevation have scuppers in the back that tie into the underground storm system. Mr. Testa continues with aesthetics, about building signage are wall mounted internally illuminated signs, two (2) sirens that are 60" diameter and one sign that is one foot by approx. 16-18'. Adjacent two retail spaces will have 20'x20' SF signs located over the entrances of those two (2) stores. There will be outdoor seating, recess of the front façade that going to create a nice little plaza area out in front. Approx. sixteen (16) seats, some string lighting that will go across and be consistent with the other buildings on the site, as well as bike racks. Starbucks hours of operation is 5:30 a.m. to midnight (depending on the activity of the store). They have three (3) shifts consisting five (5) to eight (8) people. Seating inside will have approx. eighteen (18) soft seats, like sofas and lounge chairs, tables and chairs and some high-top seating. The deliveries will be completed every day for dairy and dry goods once a week in the rear of the store, after hours between midnight and 5 a.m. for approx. half of hour.

Our next witness, Mr. Jim Kimbell, Architect from Colliers Engineering was sworn in and credentials were approved by the board.

Mr. Kimbell discussed the design of Panera Bread. This is a new prototype since 2022, upgraded materials with a sleek design with panels at the entrance and accent across, storefront glazing and the rest of the building is clad in brick veneer and ephus. The brick veneer goes around the whole building which is maintenance free and durable. The building gates will have a white off gray tracks panel gate, concrete patio, catenary lighting and the patio will be surrounded with a landscape buffer. The signage will be internally illuminated letters, drive thru signage for maneuverability and wayfinding on the site, and a menu board that is typical. Building lighting is consistent with the plan, some canopy mounted fixtures over the entrance, patio string lights and typical drive-thru illumination. Hour of operations Monday – Saturday 7 a.m. – 10 p.m. and Sunday, 8 a.m. – 10 p.m. Maximum number of employees per shift, off peak – four (4) to five (5) employees and peak time – eight (8) to twelve (12) employees. Depending on the time of year, possible fifteen (15). Deliveries would be twice a week, around 4 a.m. and we will confirm that with Panera, interior seating capacity is eighty-nine (89) and patio for twenty-two (22) people.

Public portion was opened and closed. No public attended.

Councilman Zebrowski made a motion to approve, seconded by Ms. Sitaca.

ROLL CALL:

YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

PB#24-04 Amended Final Major Site Plan ~ Bass Pro Shops Signage

Blk 257.02, Lots 7 & 7.02

Atty: Ms. Jennifer Phillip-Smith Esq.

Gibbons P.C.

141 West Front Street, Suite 240, Red Bank, NJ

Ms. Phillips-Smith Esq. from Gibbons PC represents the same applicant, Sayreville Seaport Associates (SSA) Urban Renewal. Mr. Phillips-Smith provides the board with the history of Bass Pro's approvals from 2019, adopted resolution of January of 2020, then back twice in 2023.

Mr. Mark Freda, Project Executive discussed the progress on the construction of Bass Pro. Photo #3, marked A-1 – this photo is from the northern end of the site, looking down the public road and crossing. There are no changes to the public roads, no changes to the infrastructure. All third-party approvals have been obtained over the several years.

Next photo #4 – marked A-2 looking east towards Main Street Extension and Parkway, with the rear side of Bass Pro building. Utilities entirely constructed, depending on the weather landscaping and sidewalks will need to be finished next year.

Next photo #5 – marked A-3 a photo looking at the architectural flares of the Bass Pro building, stone columns, materials that accentuates the Bass Pro brand being carried over to the Pylon sign. This is a very important component of the Bass Pro Building and lease premises.

Next witness, Mr. Eric Albers, Architect was sworn in and his credentials were accepted from the board. Mr. Albers refers off a four (4) PDF plan set– marked A-4. Bass Pro re-evaluated some of their signage, front façade and wanted to make sure that the presence from the inside to the outside was made. They changed from an ascend sign to worldwide sportsman sign. Signage for the upcoming restaurant and the amenities that the restaurant would have, reallocated some of the signage on the front of that building to be allocated to those amenities.

The other side of the building, re-evaluated that signage. They added additional traffic sign, another Bass Pro signage. The back side, took off the gables and redesigned the gables. They worked with Bass Pro and Riverton team to come up with a new design for the materials on that side to give it a lot more flare, relook at the size and signage. The tracker sign, was older and smaller. Since then, Tracker has been rebranding and it's meeting their branding. In addition to that, few changes were made to signage that faces the highway, where all the glass is. Changes were made to the Mako brand to identify on the outside what is happening in the inside. Lastly, the pylon sign was designed to mimic the branding of Bass Pro. Larger rock bases like the front façade has so its cohesive as one through the entire development and really reads the band of Bass Pro.

Public portion was opened and closed; no public attended.

Councilman Zebrowski made a motion to approve, seconded by Ms. Sitaca.

ROLL CALL:

YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

The members reviewed the 2026 Planning Board meeting schedule. Mr. Williams made a motion to approve, seconded by Ms. Sitaca. Motion carried

Public portion was open and closed, no public was present.

The board went into executive session, secretary read the resolution in full. Councilman Zebrowski made a motion to accept, seconded by Mr. Williams.

ROLL CALL:

YES: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO: n/a

ABSTAIN: n/a

The board returned back into regular session. Next meeting will be the re-organization and regular meeting scheduled for Wednesday, January 7, 2026.

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

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**