

SAYREVILLE PLANNING BOARD

MINUTES OF January 7, 2026

The re-organization meeting of the Sayreville Planning Board was called to order by Mr. Tighe and opened with salute to the flag. Mayor O'Brien 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 Ms. Sitaca, Mr. Volosin, Mr. Williams, Council President Zebrowski, Mr. Tighe

Absent Members: Mr. Shah

Also present were: Mr. Cornell, Mr. Van de Kooy (via Zoom) and Mr. Fischer, Esq.

AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:

Prior to the meeting, Ms. Sitaca, Council President Zebrowski and Mr. Muller were sworn in.

Mr. 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.

Mr. Muller nominated Mr. Tighe as Chairman; seconded by Mr. Volosin:

ROLL CALL:

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

NO:

ABSTAIN:

(Mr. Tighe thanked all members). Chairman Tighe conducted the rest of the nominations.

Chairman Tighe nominated Mr. Muller as Vice Chairman; Council President Zebrowski seconded.

ROLL CALL:

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

NO:

ABSTAIN:

Mr. Muller thanked all members.

Mr. Muller nominated Alexander Fischer, Esq. from Savo, Schalk, Corsini, Warner as Board Attorney, and seconded by Mr. Williams.

ROLL CALL:

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

NO:

ABSTAIN:

Mr. Fischer, Esq. thanked the members.

Council President Zebrowski nominated Mr. Peter Van den Kooy from Acuity Consulting Services as Board Planner, seconded by Mr. Muller.

ROLL CALL:

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

NO:

ABSTAIN:

Mr. Van den Kooy thanked the members.

Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Ms. Sitaca.

ROLL CALL:

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

NO:

ABSTAIN:

Mr. Cornell thanked the members.

Mr. Muller nominated Beth Magnani, Secretary; Seconded by Ms. Lahrman.

ROLL CALL:

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

NO:

ABSTAIN:

Ms. Magnani thanked the members.

Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.

MEMORIALIZATION OF RESOLUTION:

**Sayreville Seaport Associates (SSA) Urban Renewal, LP
Amended Site Plan ~ Bass Pro Signage
Blk 257.02, Lots 7 & 7.02
App.#25-04**

Council President Zebrowski made a motion to approve, seconded by Ms. Sitaca:

ROLL CALL:

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

NO:

ABSTAIN: Mr. Muller

**Sayreville Seaport Associates (SSA) Urban Renewal, LP
Amended Site Plan ~ Phase IA Gateway Services District
Blk 256.01, Lot 24; Blk 257.02, Lot 1.05
App.#25-05**

Council President Zebrowski made a motion to approve, seconded by Ms. Sitaca:

ROLL CALL:

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

NO:

ABSTAIN: Mr. Muller

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Letter dated December 9, 2025 from Municipal Clerk with regard to Resolution #2025-286, a Resolution of the Borough of Sayreville referring to the Planning Board various properties within the Borough for Study as Areas in Need of Redevelopment – name Transit Village. No action needs to be taken on this.

Next meeting will be held on Wednesday, January 21st.

Public portion was opened and closed. No public attended.

**There being no further business to discuss, Chairman Tighe made a motion to adjourn;
seconded by Ms. Sitaca.**

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**