

SAYREVILLE PLANNING BOARD

MINUTES OF March 20, 2024

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with 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. Bolton, Mr. Daniel Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Councilman John Zebrowski and Chairman Tighe

Absent Members: Mr. Chodkiewicz and Mr. Allegre

Also present were: Mr. Cornell, Mr. Fowler and Mr. Sordillo, Esq.

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.

MINUTES:

Mr. Muller made a motion to accept the minutes from March 20, 2024, Mr. Bolton seconded. Motion carried.

SITE PLANS/SUBDIVISION HEARING:

2069 Highway 35, LLC ~ Preliminary & Final Major Site Plan

2069 Route 35, Sayreville

Atty: Giordano, Halleran & Ciesla, PC

125 Half Mile Road, Suite 300

Red Bank, NJ 07701

Mr. Sordillo, Esq. informed that this application has requested to carried to May 15, 2024. No further public notice will be provided outside of being notified here at this meeting. Mr. Bolton made a motion to accept; seconded by Mr. Ellmyer.

ROLL CALL:

YES: Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Councilman Zebrowski and Chairman Tighe

NO:

ABSTAIN:

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Master Plan Process overview with Heyer, Gruel and Associates was presented by Mr. John Barre, PP. Mr. Barre has been working with the Borough in the last five (5) to six (6) years and currently represents the zoning board. His firm has been working on master plan updates and comes to the board to introduce and inform the new members what the master plan is and provide a refresher course. Mr. Barre stated they are working on the update of the land use element, along with a circulation element that deals with transportation. Road improvements and new facilities that may be related to movement and goods of people through out the town and community facilities element. The process started last year with the reexamination report, which is completed every 10 years. Heyer and Gruel have been working with Mr. Fowler and Mr. Cornell and would like to create a subcommittee of the planning board to help refine and finalize the reports for public hearing and full board review.

Chairman Tighe asked what members would be interested in joining the subcommittee. Chairman would attend and three (3) others. Mr. Muller, Mr. Shah and other member (I couldn't identify whom).

Memo received from the Clerk with regard to Resolution #2024-85 referring to the Borough Planning Board for review certain proposed amendments of the Sayreville Landfill and Melrose Redevelopment Plan in accordance with NJSA 40A:12A-7e. Mr. Cornell informs the members that the redevelopment plan was written around a power plant and it fell through. The redevelopment agency received an RFP that is currently a proposal of cold storage warehouse for that property.

Jennifer Phillips-Smith, Esq attorney with Gibbons PC and she is here on behalf of the designated redeveloper for the Landfill site, which is known as CPMD Jernee Mill Rd, LLC. The designed redeveloper awarded this opportunity via an RFP process. They have entered into a redevelopment agreement with SERA as of January 2023 and purchase and sale agreement with the Borough of Sayreville. The purchase and sale agreement were signed last year. Since the use is not part of the current redevelopment plan, this would need to be amended for this project to move forward. If the Council does adopt this ordinance, at that time they will file a full site plan application and would come back before

the planning board. The proposed development is on 46 acres of former USEPA superfund site, noted as Sayreville Landfill #3. Across the intersection of Red Oak Lane. Blk 58, Lot 2.01 and Lot 9. Lot 9 is owned by the Borough of Sayreville and located in the ECO Industrial Redevelopment Area. Proposed to construct two (2) cold buildings with trailer storage areas and other site improvements in two (2) phases. Phase 1 is building 1 in the front along Jernee Mill Road, approx. 250,000 sq. ft foot print. Phase 2 is the building in the rear, approx. 99,950 sq. ft.

Mr. Muller made a motion to accept that the change is consistent with the master plan. Seconded by Councilman Zebrowski.

Public portion was opened.

Mr. Sordillo, Esq. informed the members of the public, they can make any comment about matter within the Planning Board jurisdiction, but it cannot be about a specific application, as there is no hearing on that application scheduled this evening. Any comment to make about a specific application, has to be made when the application hearing is held before the board, the applicant is here and can respond to any comments being made.

**Jennifer Edwards
10 Vincent Street**

Following up on a request a RLUIPA Lawyer to assist. Asking for assistance in this very specific case. This will impact the entire town. It's time to bring these professionals in when we can. If the RLUIPA lawyer exceeds the planning board budget, it is to my understanding maybe the Mayor and Council can vote on this to provide funds. The RLUIPA attorney will help the board and the town with a fair and transparent process for everyone in involved. Because transparency is important regarding the project of this size, we are also requesting independent studies to be preform for traffic, environment, noise and light and other impact to the community. We hope the Planning Board will hopefully consider our concerns.

Public portion was closed.

Executive Session Resolution was read with regard to Contract Negotiation – Professional Services.

Chairman Tighe made a motion; Mr. Bolton seconded.

ROLL CALL:

YES: Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Councilman Zebrowski and Chairman Tighe

NO:

ABSTAIN:

Member came back into regular session.

Mr. Muller made a motion to accept and appoint Mr. Polman, Esq. as RLUIPA attorney; seconded by Mr. Bolton.

ROLL CALL:

YES: Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Councilman Zebrowski and Chairman Tighe

NO:

ABSTAIN:

Mr. Muller made a motion to accept and appoint Brightview Engineering to provide a report based on the applicant's traffic studies. Mr. Shah seconded.

ROLL CALL:

YES: Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Councilman Zebrowski and Chairman Tighe

NO:

ABSTAIN:

Next meeting will be April 3rd.

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

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**