

SAYREVILLE PLANNING BOARD

MINUTES OF May 17, 2023

The regular meeting of the Sayreville Planning Board was called to order by Mr. Muller, Chairman and opened with a salute to the flag. 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. Allegre, Mr. Blemur, Mr. Bolton, Ms. Pawlowski, Mr. Sposato and Chairman Muller

Absent Members: Mr. Buchanan and Councilperson Onuoha

Also present were: Mr. Cornell, Mr. Barlow and Mr. Fowler

AT THIS TIME, THE REGULAR MEETING WAS OPENED:

Chairman Muller 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.

This meeting shall be on the record of being hybrid communications.

MEMORIALIZATION OF RESOLUTION:

Sayreville Seaport Associates Urban Renewal, LP (SSA) Preliminary and Final Major Subdivision

Mr. Bolton made a motion to approve; Seconded by Mr. Sposato

ROLL CALL:

YES: Mr. Blemur, Mr. Bolton, Ms. Pawlowski, Mr. Sposato and Chairman Muller

NO: n/a

ABSTAIN: n/a

Sayreville Seaport Associates Urban Renewal, Amended Preliminary & Final Major Site Plan Blk 257, Lots 3.04 & 3.052; Blk 257.01, Lots 1, 1.10, 4, 5, 6, 20, 30.12; and Blk 257.02, Lots 1, 1.01 and 22

Mr. Sposato made a motion to approve; Seconded by Chairman Muller

ROLL CALL:

YES: Mr. Blemur, Mr. Bolton, Ms. Pawlowski, Mr. Sposato and Chairman Muller

NO: n/a

ABSTAIN: n/a

ACCEPTANCE OF MINUTES:

Mr. Sposato made a motion to accept the minutes from April 5, 2023; Seconded by Mr. Blemur; Motion Carried. Chairman Muller made a motion to accept the minutes from April 19, 2023; Seconded by Ms. Pawlowski; Motion carried.

HEARINGS:

**Borough of Sayreville, NJ
Reexamination of Master Plan
Report dated May 1, 2023
Prepared by Heyer, Gruel and Associates**

Mr. Barlow, Esq. informed the Chairman and members that the notice was reviewed and acceptable. The notice was sent to the County Planning, State Planning and the adjacent municipalities per the NJ Statute.

Ms. Susan Gruel was sworn in. Ms. Gruel is a licensed Professional Planner in the State of NJ. The draft was placed on file. Reexamination report by statute has to be prepared once every ten (10) years. This document is a policy document, land use policy and planning document for the community. Within the document, goals and objectives were identified; what has changed within the borough; issues were identified. Based on the goals and objectives, what is still relevant, what has changed or been addressed. Identifying new changes within the county and state legislation, as well. Once this is determined, specific changes to the master plan, development regulations/ordinances and whether a new plan should be prepared to determine new redevelopment areas as well as Electronic Vehicles (“EV”) stations.

Ms. Gruel stated this is not intended to get into the very specific recommendations about master plan elements, land use plan or zoning changes. Ms. Gruel continues to describe the next steps of approach. Ms. Gruel makes mention of the public outreach and survey that was available to the residents.

Ms. Gruel reads the recommendations from Page 33 of the report to encourage resiliency, energy efficiency and sustainability in all development within the borough. Prepare an updated Land Use Plan Element; Prepare a Circulation Plan and prepare a community facilities plan. Ms. Gruel notes Page 34 as well.

Chairman Muller states that Ms. Gruel has been in front of this board numerous times to discuss the draft report, as well as the survey outreach.

Public portion was open

**Alexandra Haris
47 E Kupsch Street**

She did agree that outreach was completed but she felt that outreach can be improved. She didn't see anything to do with Complete Streets or Mission Zero within the report. Ms. Haris mentions bicycle lanes, which she is in favor of. She wanted to urge for mix use/mix zoning for redevelopment. She hopes that the circulation plan will include bus transportation. Ms. Haris hopes for more public transportation within town to be more local or the A15 bus to come more than once an hour. She is frustrated with the wait time to get on a bus for Walmart in East Brunswick instead of Walmart in Old Bridge. She cannot move out of her parent's home because the rental amount is very expensive. She would like to see more very low income and affordable housing, not just the 20% minimum required by the developer.

Ms. Gruel mentioned that the circulation plan intends to include all transportation.

**Donna Roberts
369 Washington Road**

This topic came up yesterday at the high school and the students noted the same issues. Too much traffic, not easy to get around and too much development. Ms. Roberts wanted to get an update on the next steps of this as a Councilperson and time limit.

Ms. Gruel mentions that the next step will be the land use element, which is part of the master plan. The reexamination report sets up the land use element plan. Once the land use element is complete, then that basis would make the zoning changes. There would be a proposed zoning map to be adopted by the governing body by ordinance.

Mr. Cornell mentions that in last master plan 10 years ago, the ordinances were not updated to match the master plan.

Mr. Sposato asks how can we and the governing body make the necessary changes together to ensure the consistency? Ms. Gruel states that a subcommittee can be formed.

**Alexandra Harison
47 E Kupsch Street**

Outreach ideas were sent to Councilperson Onuoha and Mr. Sposato. On page 35, she would like clarification on items #8 & #9 regarding B-2 and B-3.

Ms. Gruel provides explanation with regard to the business zones.

Public portion was closed.

Mr. Blemur makes a motion to approve; Seconded by Mr. Sposato

ROLL CALL:

YES: Mr. Allegre, Mr. Blemur, Mr. Bolton, Ms. Pawlowski, Mr. Sposato and Chairman Muller

NO:

ABSTAIN:

Report approved

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting June 7, 2023

Public portion was opened.

**Alexandra Haris
47 E Kupsch**

Ms. Haris feels outreach should go to the high school students by providing a survey to be distributed in their homerooms, this would help the students get their voices heard. Planning board members to attend youth groups and maybe do a meet and greet at the library. Some of these suggestions were sent to Councilperson Onuoha. She feels members contact information should be on the website. For any outreach the fliers should be translated in Spanish and other languages. Members should canvas and send direct communication to the bomber blast.

Donna Roberts
369 Washington Rd.

Outreach has been a challenge and the council is working with the schools. The governing body is working on more outreach and finding new ways to report to the public.

Close the public portion.

Chairman Muller made a motion to adjoin, seconded by Mr. Allegre.

Respectfully submitted,

Beth Magnani
Planning Board Secretary