

SAYREVILLE PLANNING BOARD

MINUTES OF October 20, 2021

The regular meeting of the Sayreville Planning Board was called to order by Robert Davis, 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. D’Addio, Mr. Bailey, Councilwomen Maher, Ms. O’chenge, Ms. Patel, Mr. Tighe and Chairman Davis. Absent Members: Mr. Allegre, Mr. Gianniris, Mr. Macagnone and Ms. Pawlowski Also present were: Mr. Cornell, Engineer, Mr. Alfieri, Esq., Attorney and Mr. Fowler, Planner

AT THIS TIME, THE MEETING WAS OPENED:

Chairman Davis 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.

ACCEPTANCE OF MINUTES

Mr. Tighe made a motion to accept the minutes September 1st and October 6th; Mr. D’Addio seconded. Motion carried.

SITE PLANS/SUBDIVISION HEARINGS

**Quality Food Products, Inc.
d/b/a Quality Wine & Spirits – Site plan
1984 Route 35, South Amboy, NJ 08879
Blk 424, Lot 3**

**Atty: Mr. David Himelman, Esq.
190 Route 18, Suite 205
East Brunswick, NJ 08816**

Mr. Alfieri stated that the notice was approved, but after speaking with applicant’s attorney they decided to carry this matter to our next meeting on November 3rd without further notice.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:

**Resolution #2021-269 was received on October 19, 2021 from the Borough Clerk;
Resolution of the Borough of Sayreville authorizing the Borough Planning Board to**

explore whether the real property, commonly known as Club Pure, located at 1970 State Highway 35, Sayreville, identified as block 425, Lot 202 maybe an appropriate area for designation as a redevelopment area.

Mr. Tighe asked, Mr. Cornell for this location on Route 35. Mr. Cornell stated it's located on Northbound and used to be Mel's Lounge.

Mr. D'Addio stated that the applicant approached the officials of SERA. Initially this was a simple zoning issue, but they determined there is all construction debris located under the parking lot. SERA does not have a definite plan to put there. The neighbors have complained about the club.

Mr. D'Addio made a motion to proceed with our planner providing a proposal for this service, Mr. Bailey seconded.

ROLL CALL:

YES: Mr. D'Addio, Mr. Bailey, Councilman Maher, Ms. O'chenge, Ms. Patel, Mr. Tighe and Chairman Davis.

Open public portion

Marissa Barbieri – 27 Miara Street. Ms. Barbieri is currently a student at Rutgers. She asked what the criteria was to place Club Pure into a redevelopment zone. Mr. Fowler answered that this location would only need to meet 1 out of 8 or 9 criteria. Several items that could determine this, would be construction debris making it difficult to development; being vacant for more than 2 years. Mr. Tighe stated there is a process. Once the study is submitted, they review and if it is approved, the planning board sends their recommendation back to the Mayor and Council.

Open public closed.

Mr. D'Addio made a motion to adjourn, Mr. Bailey seconded.

**Respectfully submitted,
Beth Magnani, Planning Board Secretary**