

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF OCTOBER 2, 2024**

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with salute to the flag. Beth Magnani, Secretary 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, Mr. Muller, Mr. Shah, Mr. Volosin, Councilman John Zebrowski and Chairman Tighe

Absent Members: Mr. Allegre, Mr. Ellmyer and Ms. Lahrman  
Also present were: Mr. Cornell, Mr. Fowler, and Mr. Sordillo, Esq,

#### **AT THIS TIME, THE MEETING WAS OPENED:**

**The Planning Board Secretary informed the Chairman that the meeting was being conducted under the Sunshine Law and all publications were notified.**

#### **SITE PLANS/SUBDIVISION HEARING:**

**Draft of Circulation Element, Community Facilities Element & Land Use Element of the Master Plan Dated June 21, 2024.**

**Prepared by: Heyer, Gruel & Associates, 236 Broad Street, Red Bank, NJ 07701**

**Ms. McKinley Metz, PP of Heyer Gruel & Associates presented the three (3) reports this evening. Ms. Hanah Davenport of Heyer & Gruel was also present for any questions.**

**As a reminder, most of the presentation is a repeat of the last meeting on August 7, 2024 and since then, they have added on additional recommendations that were received from SERA and provided to the Master Plan Committee for review and approval.**

**From the last hearing, Heyer & Gruel updated two (2) of the three (3) elements. There were no changes to the Circulation Element.**

**They went back to the Land Use Element and Circulation Element and refine wording and added dates associated with projects to ensure projected dates were accurate.**

**Specific changes that were made to the Land Use Element, minor updates made to the Community Facilities Element.**

**Recommendation Revision made to the Land Use element were the following:**

- **Broadened/expanded upon language regarding economic revitalization tactics for the general “downtown” area surrounding Borough Hall, including a recommendation to work with SERA to determine if portions of the area can be designated as an Area in Need of Rehabilitation and/or Redevelopment (pursuant to LRHL).**
- **Added recommendation to establish an Eco-Industrial Park (EIP) overlay where appropriate to encourage industrial businesses to share resources and utilize environmentally sound best practices (green infrastructure, renewable energy, etc.)**
- **Added recommendation to require new warehouse developments to be constructed with solar-ready rooftops, with final solar design/installation required upon tenancy.**
- **Additional recommendation to work with SERA to pursue additional redevelopment designations for five (5) areas in the Borough’s scattered Brownfields.**

**Recommended AINOR Study Areas:**

- 1. Expansion of Hercules Redevelopment Area (either side of Jernee Mill Road, north of its intersection with Bordentown Road)**
  - 1. Reasoning – underutilized and/or vacant parcels**
- 2. Mini Mall Drive, north of Ernston Road**
  - 1. Vacant stores, inadequate site circulation, potential connectivity to NYC**
- 3. Mission Properties Development & CMC Steel Property**
  - 1. Likely development portions of Uplands**
- 4. Morgan & Melrose Commercial Areas**
  - 1. Underutilization/vacant parcels**
- 5. Borough Brownfields (scattered)**
  - 1. Environmental contamination**

**Public portion was open and closed. No public attended.**

**Mr. Muller makes a motion to approve the Circulation Element, Land Use Element and Community Facilities Element, seconded by Councilman Zebrowski.**

**ROLL CALL:**

**YES: Mr. Kandel, Mr. Muller, Mr. Shah, Mr. Volosin, Councilman Zebrowski and Chairman Tighe**

**NO:**

**ABSTAIN:**

**Approved**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Memo from the Borough Clerk dated September 24, 2024 regarding Resolution #2024-229 adopted by the Mayor and Borough Council at the September 23<sup>rd</sup> meeting. The resolution is to direct the Planning Board to undertake a preliminary investigation to determine whether the property identified Blk 53.02, Lots 8; Blk 54.01, Lots 1.01, 1.02 and 7; and Blk 14, Lot 1, meets the criteria for designation as a Non-Condensation Redevelopment Area.**

**Mr. Sordillo, Esq advised the board of the properties included and the process of the preliminary investigation. If accepted, the board will have a hearing of its findings and recommendation back to the Mayor and Borough Council.**

**Mr. Muller made a motion to accept the preliminary investigation; seconded by Mr. Shah.**

**ROLL CALL:**

**YES: Mr. Kandel, Mr. Muller, Mr. Shah, Mr. Volosin, Councilman Zebrowski and Chairman Tighe**

**NO:**

**ABSTAIN:**

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

**There being no further business to discuss, Mr. Muller made a motion to adjourn; seconded by Mr. Volosin.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**