

SAYREVILLE PLANNING BOARD

MINUTES OF March 4, 2020

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, Councilman Dalina, Mr. Macagnone, Ms. Ocheng, Ms. O'Leary, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis

Absent Members: Mr. Kelly

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.

MEMORIALIZATION OF RESOLUTION:

n/a

ACCEPTANCE OF MINUTES:

n/a

SITE PLANS/SUBDIVISION HEARINGS:

Sayreville Economic Redevelopment Plan ~ Request for Time Extension

Minor Subdivision

Blk 175, Lots 9, 10, 11, 12.03 & 12.04

Blk 176, Lots 2.02 and 2.04

Mr. D'Addio has excused himself and set down for this hearing. Michael Baker, Esq. counsel for SERA. Looking for an extension for the 100% affordable housing on River Road. The applicant has had issues with DEP regarding wet lands and JCP&L regard to

the right away. It is taking longer and SERA hasn't been able to determine the timing for the subdivision deed. Mr. Alfieri stated it normally would be 190 days for a subdivision deed, up to the board discretion of how long they are willing to grant the extension for. Mr. Tighe has asked if the applicant could come back for another extension if needed. Mr. Baker suggested that 190 day extension should be sufficient.

Mr. Tighe made a motion to provide applicant 190 extension, seconded by Councilman Dalina. ROLL CALL:

YES: Mr. D'Addio, Councilman Dalina, Mr. Macagnone, Ms. O'Leary, Ms. O'change, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis

NO: n/a

ABSTAIN: n/a

Board of Education ~ Wilson School Capital Review

Mr. Dante informed the board that the BOE has provided an application/drawing for an extension vestibule. This is a capital review and the board is providing a guide of suggestions for the construction.

Barbara Malawicz was sworn in, as well as, the board professionals. The vestibule 18' x 18' outside the existing entrance of Wilson School. The vestibule will provide the necessary security of the school. It should blend in with the existing front of building. The existing façade of the building will remain as-is. The sidewalk will need reconstruction to provide a walk way to the new opening.

Mr. Macagnone asked, if this is just for security. Ms. Malawicz, stated yes. Mr. Sivilli asked if the brick was going to match the existing façade. Ms. Malawicz, stated yes as the close possible.

Mr. Alfieri asked if the board had any recommendation, board agreed that it looks good. Mr. Macagnone mentioned about Dr. Labbe about doing great things about securing our children.

Hercules Inc. ~ Site Plan
Cheesequake Road/Minisink Avenue
Blk 43, Lot 1

Mr. Macagnone was noticed for this application and has step down and left the meeting.

Mr. Alfieri mentioned that the board professionals have already been sworn in.

Mr. Cameron MacLeod from Gibbons PC is representing Hercules Inc. This location mentioned above is a minor site plan application seeking approval for the construct a 650 SF change house on the property. 10 years ago, Hercules was in front of the board for another change house of 2,000 SF. They have outgrown that facility. Notice was submitted in the HN&T and Mr. Alfieri reviewed and notice is in order.

Mr. John Metz – plant engineer. Mr. Metz was sworn in has worked in the facility for 34 years and extremely familiar with the site. They are looking to place a 650 SF pre-engineered building on an existing foundation. This expansion is to handle the female employees. The utilities will be provided from the site, this 650 SF will have a 200 Amp, all site water/sewer. No further changes besides adding 1 light.

Mr. Cornell stated this is a very minor site plan application. The only item mentioned within the Engineering report that they would need to file with the County, since their location is on a county road. Mr. MacLeod agrees to satisfy all requirements requested by the Engineer and Planning Report.

Mr. Fowler questioned about lighting in the area. Mr. Metz mentioned that there would be 1 flood light on the building and the buildings near will provide additional lighting.

Mr. Robert Price was sworn in. Professional Engineer in NJ.

The nearest property is over 900 feet away and located Cheesequake Road off the plan for the board members.

Mr. D’Addio mentions that this applicant was in front of SERA last week and is now in a redevelopment zone.

Mr. D’Addio made a motion to accept this application as presented, seconded by Councilman Dalina.

ROLL CALL:

YES: Mr. D’Addio, Councilman Dalina, Mr. Macagnone, Ms. O’Leary, Ms. O’chenge, Ms. Patel, Ms. Pawlowski, Mr. Sivilli, Mr. Tighe and Chairman Davis

NO: n/a

ABSTAIN: n/a

OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:

March 18th meeting has been discussed with Mr. Cornell, no new applications. Mr. D'Addio made a motion to cancel meeting, seconded by Councilman Dalina, motion carried.

Public portion was opened and closed.

Mr. D'Addio made a motion to adjourn the meeting, seconded by Councilman Dalina. Motion carried.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**