

SAYREVILLE PLANNING BOARD

MINUTES OF October 16, 2019

The regular meeting of the Sayreville Planning Board was called to order by Thomas Tighe, 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 Councilman Dalina, Mr. Davis, Ms. Lee, Mr. Macagnone, Ms. O'Leary, Mr. Volosin and Chairman Tighe

Absent Members: Mr. Chodkiewicz, Mr. Kelly, Ms. Mantilla
Also present were: Mr. Marc Rogoff, Attorney, Mr. Cornell, Engineer and Mr. Leoncavallo, Planner.

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.

MEMORIALIZATION OF RESOLUTION:

American Pile Driving Equipment ~ Site Plan
Hartle Street, Sayreville
Blk 59.01, Lot 1.06
Atty: Mr. Chiara Mancini, Esq.
Heilbrunn Pape
516 Highway 33, Suite 101
Millstone Twp., NJ 08535

Councilman Dalina made a motion to accept the resolution; seconded by Ms. Lee.

ROLL CALL:

YES: Councilman Dalina, Ms. Lee, Mr. Macagnone, Ms. O'Leary, Mr. Volosin and Chairman Tighe

NO:

ASBSTAIN:

Resolution Adopted.

ACCEPTANCE OF MINUTES:

Ms. Lee made a motion to accept the Minutes of September 11th meeting; seconded by Councilman Dalina, motion carried.

SITE PLANS/SUBDIVISION HEARINGS:

Gump Industries II – Site Plan

Bob Downey

302 Jernee Mill Road

Blk 58, Lot 3.02

Atty: Mr. George Pressler, Esq.

Law office of George Pressler

332 Cranbury Road

East Brunswick, NJ 08816

Mr. Pressler represent the applicant Gump Industries II; Robert Downey is present and engineer is present as well for any board questions, as well as, Planner Mr. Hopkins. The application is located at the above referenced location. The zone is SED -1. The applicant is seeking preliminary and final approval with certain waivers of site plan requires. Bulk variance – front and side yard. Mr. Pressler acknowledges receipt of CME’s engineer report of September 11, 2019 and Mr. Leoncavallo’s planner report dated September 10, 2019. Both reports are accepted; placed into evidence and applicant will comply with all matters within the reports. This case was heard last month, on September 11th and was approved by the board. Mr. Rogoff had a misunderstanding about the waivers and variances, which were not pre-existing conditions. The application will be for the minimum side and front yard.

Mr. Hopkins is sworn in. Mr. Hopkins has testified in front of the board previously and is a licensed engineer and PP in NJ. The board accepts his credentials.

Mr. Hopkins has reviewed the site west side of Jernee Mill Road between Hartle and Red Oak Lane. The surrounding properties are similar in use to the north – is the lake, to the south is the Z brother’s Concrete yard, east is vacant and west is vacant and beyond that is Viking.

Mr. Hopkins states the lot area was previously granted in 2018 subdivision application to that lot. The 2 other variances, the front yard is proposed is 47.42’, required is 50’. This

categorizes as a Flexible C – currently there is a fenced in gravel area for storage. This would benefit due to the water run-off from the roof opposed to gravel run off. The side yard setback proposed is 3.93'; 20' required. This area is being utilized, and not encroaching into the next lot. This can be granted as a Flexible C as well. Per his opinion, there is no negative criteria. No additional traffic, circular drive is adequate.

Public portion was opened and closed. No one came to speak.

Mr. Macagnone made a motion to approve the application and grant the front and side yard setback variances identified within Engineer & Planner's report; seconded by Councilman Dalina.

ROLL CALL:

YES: Councilman Dalina, Mr. Davis, Mr. Lee, Mr. Macagnone, Ms. O'Leary, Mr. Volosin and Chairman Tighe.

NO:

ASTAIN:

Application GRANTED

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

December 4th meeting would need to be rescheduled for Tuesday, December 10th. Riverton will be heard. Board Secretary will email members to confirm attendance.

Mr. Cornell states that this application coming forward has modifications for Bass Pro, 310,000 SF of retail, 81,000 SF of office, 220 Residential homes and 300 room hotel. Phase I

Public portion was opened and closed.

Chairman Tighe made a motion to adjourn, Councilman Dalina seconded.

Respectfully submitted,

Beth Magnani
Planning Board Secretary