

SAYREVILLE PLANNING BOARD

MINUTES OF April 2, 2025

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with salute to the flag. Chairman Tighe 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. Shah, Ms. Sitaca, Mr. Volosin, Mr. Williams, Councilman Zebrowski and Chairman Tighe

Absent Members: n/a

Also present were: Mr. Fisher, Esq., Mr. Wilder, PE and Mr. Van den Kooy, PP

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.

Mr. Volosin arrived at 7:32 p.m.

ACCEPTANCE OF MINUTES:

Mr. Shah made a motion to accept the March 5th meeting minutes; seconded by Councilman Zebrowski. Motion carried.

COMMUNICATION AGENDA:

Letter dated 3/18/25 from:

The Law Office of McNerney & Nance, LLC

RE: Main Street I, LLC & Main Street II, LLC

Blk: 249, Lot: 1; Blk: 250, Lot 1; Blk: 251, Lot 1

Extension of Preliminary & Final Major Site Plan Approval

Mr. Nance, Esq, was present on behalf of the developer. In September of 2022, the board granted approval of the Preliminary and Final Major Site Plan to the project. Tonight, they are requesting a two (2) year extension of the site plan approval. The client is moving forward as quickly as possible with the project. Due to the size, municipal approvals

including environmental approvals cannot be applied for until they have complied with the County.

Mr. Shah made a motion to accept their request for a two (2) year extension; seconded by Ms. Sitaca.

ROLL CALL:

YES: Mr. Kandel, Mr. Shah, Ms. Sitaca, Mr. Volosin, Mr. Williams, Councilman Zebrowski, and Chairman Tighe

NO:

ABSTAIN:

SITE PLANS/SUBDIVISION HEARING:

Application: PB#25-02 CPMD Jernee Mill Road Urban Renewal, LLC

Preliminary/Final Site Plan & Subdivision

Jernee Mill Road (Blk: 58, Lot 9 & Blk 58, Lot: 2.01)

Atty: Bob Smith & Associates, LLC

216 Stelton Road, Suite B1

Piscataway, NJ 08854

Mr. Smith, Esq. was present to represent the above-referenced applicant. This application was in front of the board back in September of 2024, providing approval on the Preliminary and Final Site Plan. Currently, the applicant is seeking an Amended Preliminary and Final Site Plan as well as a Subdivision.

They are seeking two (2) variances based upon the Acuity Consulting Report dated March 26, 2025. Also, they are seeking three (3) waivers:

- Minimum Footcandle Intensity (sidewalk)
- Maximum Light Fixture Height Requirement
- Maximum Number of Monument Signs

First witness, Mr. Daniel Busch from Colliers Engineering. Licensed Professional Planner and Professional Engineer in the State of New Jersey. Mr. Busch was sworn in, and his credentials were accepted from the board.

Mr. Busch described the previous Exhibit A-1 from the prior hearing (aerial exhibit of the existing site). This site is located on Jernee Mill Road and contains approx. 46 acres and is the former landfill #3 site.

He continues with the next plan, Exhibit A-2 from the prior hearing in September of 2024. This shows the 257,000 SF building (Called building 1 in the front) and 99,527 SF building in the rear (called building 2 in the back).

The proposed plan for this evening is to build only one building. Exact same building in the same location, there are some small differences inside the building, trailer storage in the rear. The yellow line is the proposed subdivision line, which generally follows the Exhibit A-2 from the prior meeting, follows the line for phase I and phase II (prior approval). The exact square footage is 255,466.

They filed their application with NJDEP (New Jersey Department of Environmental Protection) in June of 2023. At that time, they stopped reviewing the application and picked it back up in the Fall of 2024. They identified that at this time, the land use could not approve the rear building. For the applicant to move forward with building #1, the back building would need to be removed from the plan. The Phase II portion would be dealt with at a later time.

The subdivision is required since the applicant will be purchasing the front lot for Building #1. The redevelopment plan was revised to add the subdivision, and the language not needing the C-variance for the rear lot fronting on a public street must provide adequate access for emergency vehicles. There will be access easements on both the north side and south side for access. Mr. Busch stated that SERA has previously determined that the plan is conforming with the redevelopment plan, and they have reaffirmed from SERA's engineer that the new plan is conforming.

Previous Design Waivers:

- Slops greater than three to one – retaining walls on the edges and they need a little steeper slop to get the grade to tie into existing without touching the wetlands.**
- Center driveway – 24' – for passenger' vehicles only**
- New design waiver – per Middlesex County's request, and added sidewalk on the west side of Jernee Mill Road. There are existing street lights on Jernee Mill, however, they do not meet the Borough's standard of 1 foot candle along that side.**

Morgan Municipal Engineering Services – Engineer Report dated March 26, 2025

Mr. Busch refers to Page 3 of 12:

Monument signs – the board previously approved two (2) signs, and they believe the two (2) signs are consistent with the redevelopment plan and does not require a variance. The applicant is requesting a continuation of the waiver.

The height of the lights, Mr. Busch stated we do not need the waiver based upon the updated Redevelopment Agreement.

Page 3, under waivers:

#1 – yes

#2 – no

#3 – this was just discussed

Under Engineering Comments, testimony regarding status of approvals with outside agencies, they currently have a pending application with NJDEP. They re-submitted on February 7, 2025 with the plan from this evening. Waiting on Comments and feedback.

Other applications will be pending after the full approval of the board. Regarding to Item F – no change this facility will be 24 hours.

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- 1. On the parking, one minor change to the plan will be needed. An additional 1,000 SF of doc office – adds four (4) parking stalls. The location will be in the front access point. Total 92 parking spaces. Subject to the review and approval of board's engineer, we might reduce and bank that parking.
 - a. 8740 SF is the projected office spaces****

All other items will be agreed upon.

- 2. Item B – they agree
Item C – this was discussed with Mr. Wilder and this will need to stay.
Item D – they agree
Item E – clarification – trash compactor**
- 3. The sign is at 25' setback**

4. **Tree Preservation Plan – to build on Phase II in the future, no plantings will be along this line. Proposed to do – landscaping will be removed and they will pay into the Tree Bank.**
5. **They will agree**

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6. **This is the exactly the same as what was proposed. 35' poles will not be seen from Jernee Mill.
Item B – is not required
Item C – waiver requested**
7. **Just a statement**
8. **Soil Report Item 2/3: This project is grandfather under the rules prior to July of 2023. They only need to provide GREEN Infrastructure. The design currently meets those standards.**

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The applicant will comply with all comments besides #4.

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**Item 14, 15, 16 – they will comply
Section D – they will comply
Section E – this is a landfill remediation site
Section F – they will comply
Section G – the grading has no impact of surrounding properties, they will comply**

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**Item 3 – 18 – they will comply
Item 13 – this will be maintained at existing location. MCUA will need to provide an approval.**

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**Item 19 – 24 – they will comply
Item 25 – accessible entrances for the office (public space).**

Item 11 (3) – they will need to follow what the tenant would like to do with solar panels. It will be designed for this.

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Item 2/3 – they will comply

Item 4 – mechanical equipment is located in the Northwest behind the building. No landscaping will be provided.

Item 5 – they will leave with shrubs

Item c – they will comply

**Item d – application is subject to an approval by the Middlesex County
2. private company to pick up Trash**

Item E/F – they will comply

Item G – they will file by Plat.

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Item 1 – 6 – they will comply.

Mr. Kevin Savage is a Principal at Dynamic Traffic, Licensed Professional Engineer in NJ. Mr. Savage was sworn in and credentials were accepted by the board.

The proposed access remains the same. The two (2) changes to note, the removal of Phase II, approx. 100,000 SF of building, reduction of 25% less then the previous application. The second, the addition of sidewalk on Jernee Mill Road, County has requested a left turn lane to be added, that design is on-going and their review is on-going.

Public portion was opened and closed. No public attended.

Councilman Zebrowski made a motion to approve to include all testimony with the waivers and variances as requested, seconded by Mr. Volosin.

ROLL CALL:

YES: Mr. Kandel, Mr. Shah, Ms. Sitaca, Mr. Volosin, Mr. Williams, Councilman Zebrowski and Chairman Tighe

NO:

ABSTAIN:

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting will be on April 16th, location will be at the Active Adult Center, 423 Main Street, Sayreville.

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

There being no further business to discuss, Mr. Shah made a motion to adjourn; seconded by Mr. Williams. Motion carried.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**