

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF July 16, 2025**

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with a 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, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Volosin, Councilman Zebrowski, and Chairman Tighe

Absent Members: Ms. Sitaca and Mr. Williams

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

### **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:**

**PB App#24-05**

**Prestige Plumbing & Heating ~ Preliminary & Final Major Site Plan**

**2060 Highway 35, South Amboy (Sayreville)**

**Blk 422, Lot 8.01**

**Mr. Kandel made a motion to approve; seconded by Ms. Lahrman.**

**ROLL CALL:**

**YES: Mr. Kandel, Ms. Lahrman, Mr. Volosin, and Chairman Tighe**

**NO: n/a**

**ABSTAIN: Mr. Muller, Mr. Shah and Councilman Zebrowski**

### **ACCEPTANCE OF MINUTES:**

**Mr. Muller made a motion to accept the minutes from June 4, 2025; seconded by Councilman Zebrowski. Motion carried.**

**Councilman Zebrowski made a motion to accept the minutes from June 18, 2025; seconded by Ms. Lahrman. Motion carried.**

#### **COMMUNICATION AGENDA:**

**Capital Review ~ Borough of Sayreville Board of Education  
Eisenhower Elementary School ~ Parking Lot Expansion**

**Mr. Fisher, Esq. provided the board with an explanation of how a Capital Review is legally handled with recommendations that are not binding.**

**Mr. Brian Eaves, Professional Architect from Spiezle Architectural Group, and project manager for the Board of Ed. Mr. Eaves received comments from the Board Engineer on or about July 1<sup>st</sup> and issued a response letter. They currently do not have enough parking for the staff. Currently, the condition of this parking lot is poor, and it will receive a mill and overlay. The expansion parking lot will be located on the west side, as well as a bus circulation in the front. Mr. Eaves explains the current traffic pattern that has been working for the school.**

**The board is in agreement, and no further recommendations are provided.**

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

**Application PB25-01  
Tenon Auto Service, Inc. ~ Preliminary & Final Site Plan  
2069 Highway 35, South Amboy  
Blk 428, Lots: 1, 2, 2.01**

**Mr. Pape, Esq. sent a letter to the board secretary to request to carry this application to August 6, 2025.**

**Chairman Tighe made a motion to accept; seconded by Mr. Shah.**

#### **ROLL CALL:**

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

**NO: n/a**

**ABSTAIN: n/a**

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

**The next meeting will be on August 6th.**

**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. Shah. Motion carried.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**