

SAYREVILLE PLANNING BOARD

MINUTES OF February 15, 2023

The regular meeting of the Sayreville Planning Board was called to order by Mr. Muller, 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. Allegre, Mr. Blemur, Mr. Buchanan, Councilperson Onuoha, Ms. Pawlowski, Mr. Sposato and Chairman Muller

Absent Members: none

Also present were: Mr. Cornell, Mr. Barlow and Mr. Fowler

AT THIS TIME, THE REGULAR MEETING WAS OPENED:

Chairman Muller 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.

A moment of Silence was taken for Councilwomen Dwumfour. Mr. Sposato, Mr. Buchanan and Chairman Muller spoke with regard to Councilwomen.

ACCEPTANCE OF MINUTES:

Mr. Buchanan made a motion to accept the minutes from January 4, 2023 re-organization and regular meeting, seconded by Mr. Allegre. Motion carried.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

First item to discuss, board received and reviewed the attorney's RFPs and Mr. Blemur made a motion to appoint, Mr. Thomas Barlow, Esq. of Lombardi and Lombardi; seconded by Mr. Sposato.

ROLL CALL:

YES: Mr. Allegre, Mr. Blemur, Mr. Buchanan, Councilman Onuoha, Ms. Pawlowski, Mr. Sposato and Chairman Muller

NO: n/a

ASBSTAIN: n/a

Mr. Barlow, Esq. joined the board and thanked them for the appointment.

Leigh Fleming of Heyer, Gruel & Associates attended to discuss issues and potential recommendations to the Master Plan as part of the re-examination report. Ms. Fleming provided the members with the definition of the master plan. The re-examination report is a check up of the current master plan to provide revisions, updates and clarification every 10 years or earlier. There are six (6) required sections A thru F of the re-examination report. Section F is regarding electronic vehicles/EV charging stations, this has become overruled by the state regulations.

Ms. Fleming has referenced G-1 to start; Master Plan General Policies, Goals and Objectives. 1A thru 1F are all valet. Goal 2 has three (3) objectives 2A thru 2C on page G-3. Goal 3 has four (4) objectives 3A thru 3E. Mr. Buchanan recommended stronger wording and language on adult style businesses. Goal 4 on page G-5 has five (5) objectives 4A thru 4E. Ms. Fleming notices that mixed-uses are not mentioned and felt they should be considered.

Mr. Buchanan asked, are these types of uses common? Mr. Cornell stated that Riverton has commercial/retail on ground level with residential units above.

Goal 5 has three (3) objectives 5A thru 5C on page G-6. Chairman Muller stressed that the big issue in town is the traffic. Circulation element might need to be revised and reviewed. Councilperson Onuoha is looking for stronger language.

Mr. Sposato stated on Goal 3 he would like stronger or firmer language to be added to the environmental aspect and add an objective to the tree bank and preservation of the trees.

Mr. Cornell discusses the tree bank ordinance to the members. Mr. Buchanan mentions Goal 5, 6 and 7 with any new residential needs in town. Is there something in the master plan that developers would need to assist on additional schools or road repairs etc.? Ms. Fleming notes this is not the correct format to request this. Councilperson Onuoha makes mention of signs being placed on the owner's property to make more awareness of large applications. The one area we can improve is awareness to the residents and transparency. Ms. Fleming wrote down notice and awareness, but she will need to check into this. There are proper laws we need to follow.

Mr. Sposato refers back to Goal 5 with regard to welcome or promote diversity.

Goal 6 has three (3) objectives 6A thru 6C on page G-7. Updates can be provided, with a recreation facility/community center. Mr. Buchanan would like to make this a goal and priority. Goal 7 has one (1) objective and currently the Borough does not have one. Mr. Cornell mentions there is a sidewalk policy but not a bike path.

Goal 8 has four (4) objectives on page G-8. A special improvement district area is a commercial area that can be improved with lighting and decorative items/garbage cans and pavers/landscape.

Ms. Fleming notes the big issues and a few recommendations that she had; one of the recommendations is evaluating the existing definitions; use definitions that are missing can cause confusion. Add new definitions that are currently not permitted but there are demands. The professional office zone does not exist and would need to be cleaned up; SD-2 zone was replaced by the Fulton's Landing redevelopment area. Another example would be having a flood hazard overlay and add design standards to GREEN building standards. General clean up with state laws and explore grant opportunities for roads and sidewalks. Chairman Muller would like to look into further infrastructure. For example, electrical upgrades to the power grid. Mr. Barlow mentions to evaluate the flood areas within the town.

Ms. Fleming requests any comments or questions to please be provided to Beth and she will forward. The board will receive a draft prior to the public hearing. Chairman Muller thanks Ms. Fleming for her presentation.

Next meeting will be March 1st. Mr. Cornell informs the members that Rocville will be the application being heard.

Public portion was opened.

**Joseph Kupsch
Tax Assessor, Borough of Sayreville
167 Main Street**

He would like to make a comment on the tax base stabilities. LU-3 existing land use 2012 yes, the records are 9338 square acres. 14.6-17.1 square acres does not include waterways. Open space element, county report of 2022; Mr. Kupsch would suggest using the Sayreville Open Space report of 2016. Open space comments were made, the tax payers provided \$40M to this. \$10M from County funds. Mr. Kupsch made note that the open space committee is aggressive in looking for land, but they can do better.

**Donna Roberts, Councilwomen
369 Washington Road**

She thanks Ms. Fleming for her presentation. She thanked Mr. Buchanan about the adult businesses and the encouragement of ownership. Top 3 items 1C, 1D and 1E on page G-2.

Setbacks on individual homes and commercial development; tree bank and bikeways/sidewalks. Bikeways can be dangerous and the residents who do not have sidewalks, do not want them. These are some items that she does hear from residents.

Public portion was closed.

Mr. Allegre made a motion to adjourn, seconded by Mr. Sposato.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**