

SAYREVILLE PLANNING BOARD

MINUTES OF April 20, 2022

The regular meeting of the Sayreville Planning Board was called to order by Mr. 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. Bailey, Mr. Blemur, Mr. Macagnone, Mr. Muller, Ms. Pawlowski and Chairman Davis

Absent Members: Mr. Allegre, Councilman Onuoha, Ms. Patel and Mr. Sposato
Also present were: Mr. Cornell, Mr. Alfieri and Mr. Fowler

AT THIS TIME, THE REGULAR 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:

Jernee Mill Center, LLC Site Plan extension of time.

Mr. Macagnone made a motion to approve the resolution as written, Mr. Bailey seconded.

ROLL CALL:

YES: Mr. Bailey, Mr. Blemur, Mr. Macagnone, Mr. Muller, Ms. Pawlowski

NO: n/a

ABSENT: Mr. Allegre, Ms. Patel and Mr. Sposato

MK Associates, Inc.

Posh Car Wash

Minor Site Plan

Mr. Macagnone made a motion to approve the resolution as written, Mr. Bailey seconded.

ROLL CALL:

YES: Mr. Bailey, Mr. Blemur, Mr. Macagnone, Mr. Muller, Ms. Pawlowski

NO: n/a

ABSENT: Mr. Allegre, Ms. Patel and Mr. Sposato

ACCEPTANCE OF MINUTES:

none

SITE PLAN/SUBDIVISION HEARINGS:

Sayrebrook Veterinary Hospital ~ Minor Site Plan

1400 Main Street, Sayreville

Blk 348.01, Lot 2.03

Atty: Mr. John Krenzel, Esq.

429 Washington Road

Sayreville, NJ 08872

Mr. Krenzel, Esq is representing the applicant and called his first witness.

Joseph Robert Chiosi, was sworn in. Mr. Chiosi is the owner of the hospital for 41 years. He seeks to construct a storage shed (pole barn). He would be constructing a 12' x38'shed and relocating (2) 10' x 10' structures. No further improvement. Based on his knowledge the pole barn does not violate any bulk requirements. No operational changes to the business. Pole barn will be a permanent structure 12'x 38' and the Amish will build it and transport it to the location once its completed. The pole barn will have several windows and will be insulated. Electric and plumbing will be required. No new signage. The pole barn will be only for storage.

Chairman Davis asked about the relocation about the 10' x 10'structures, Mr. Chiosi stated he would like to relocate them to the 3 parking spaces in the rear of the building.

Mr. Frank Farrell, PE was sworn in. His credentials were accepted by the board. Mr. Farrell posted the site plan that were submitted to the application package and discussed the location of the existing 10' x 10' structures and the location of the new 12' x 38'structure. 416' of frontage along main street. 2 acres. He describes the location in detail. This location is located in Waterfront Area zone and approved SERA approval prior to this meeting. Bulk requirements are conforming. The new shed does not affect any setback or buffers with the current neighbors. This will be a stand-alone structure and not visible to the street. Storage space for materials and equipment. The plumbing in the structure will be a sink only. The movement of the existing 10' x 10' will be in front of the rear parking spaces on the grass area.

Mr. Cornell stated in Mr. Fowler's absence this evening, he was requesting a floor plan or rendering. Since Mr. Chiosi does not have one since he was waiting for approval, he describes the structure to be one open building, the roof will be slanted away from the building and it will have wood siding on the exterior. 8'-12' in height and will be attractive on the eyes. No lighting will be added but there is currently lighting in the rear of the building for employees.

Mr. Cornell discusses his report and majority of the items have been addressed. He had a conversation with the attorney regarding one item that was outstanding. This location is on a county road. Based on conditions of approval, the county will need to waive further requirements.

Public portion was opened and closed.

Mr. Macagnone made a motion to approve the application as presented, Mr. Muller seconded.

ROLL CALL:

YES: Mr. Bailey, Mr. Blemur, Mr. Macagnone, Mr. Muller, Ms. Pawlowski and Chairman Davis

NO:

ABSTAIN:

Application approved.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting will be May 4th and no applications to be heard.

Mr. Macagnone made a motion to cancel the meeting, Mr. Blemur seconded. Motion carried.

There being no further business to discuss, Mr. Macagnone made a motion to adjourn; seconded by Mr. Bailey.

**Respectfully submitted,
Beth Magnani
Planning Board Secretary**