

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF May 16, 2018**

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: Mr. Bello via phone, Mr. Chodkiewicz, Ms. Lee, Mr. Tighe and Mr. Volosin

Absent Members: Mr. Davis, Councilman Lembo, Mr. Macagnone, Ms. O'Leary and 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:**

**Bedell, LLC (First Transit) – Site Plan**

**Block: 251, Lot 1.01**

**880 Main Street, Sayreville**

**Atty: William J. Bowe Jr. Esq.**

**81 Oak Hill Road**

**Red Bank, NJ 07701**

**Atty: Hugh A. McGuire III, Esq.**

**547 Summit Avenue**

**Jersey City, NJ 07306**

**Mr. Tighe made a motion to accept the resolution. Ms. Lee made a motion to accept; seconded by Mr. Chodkiewicz**

#### **Roll Call:**

**YES: Mr. Chodkiewicz, Ms. Lee, Mr. Volosin, Chairman Tighe**

**NO: none**

**ASTAIN: none**

## **ACCEPTANCE OF MINUTES:**

**Mr. Tighe made a motion to accept the Minutes of April 4, 2018 & April 18, 2018 meeting. Ms. Lee made a motion to accept; seconded by Mr. Chodkiewicz; the decision was unanimous.**

## **SITE PLANS/SUBDIVISION HEARINGS:**

**Robert Downey – Minor Subdivision  
Block 337, Lot 2  
3365 Washington Road, Parlin  
Atty: George W. Pressler, Esq.  
Law Office of George W. Pressler  
322 Cranbury Road, East Brunswick, NJ 08816**

**Mr. George Pressler is an attorney who is representing the applicant, Mr. Downey (present in the front row) on the minor subdivision approval. The minor subdivision is for an existing lot with a single family home and is located in a R75 zone. The minor subdivision is located at 3365 Washington Road, Parlin; Block 337, Lot 2. Mr. Downey has no plans to do any construction at this time and there is no other applications in front of the board at this time. If the subdivision is granted, there is a pre-existing deficiency on the set back of the home. Mr. Rogoff, doesn't disagree that minimal front yard setback is pre-existing non conformity where 20' required and 16.7' is proposed, for lot 2.01. The notice does not referenced a bulk variance or any variances as general provision. His view the better approach to consider the existing deficiency as a variance and if the board grants approval on this application should include the variance of relief. In regards to this application, members should consider to grant a bulk variance grandfather pre-existing non conformity on lot 2.01 will go into the resolution. Mr. Pressler agreed with that request. The memo from Jay Cornell, Borough Engineer dated May 16, 2016 & Report from John Leoncavallo dated May 14, 2016 shall be placed into evidence and Mr. Pressler has agreed to accept the terms and conditions to the reports.**

**First Witness ~ Mr. Robert Downey**

**Mr. Downey has review the planners report. He has been a resident of Sayreville for 52 years and is familiar with the area and development of the application. Everything to the West of the area is a R5 zone 50 x 100, the rest of the neighborhood eastward is a R7 zone**

7500 sf. He has stated, at this present time he has no plans to develop the land, but will maintain the property trees, lawn and clean up. There is no further questions for this application.

Mr. Chodkiewicz made motion to open the public, seconded by Ms. Lee, the decision was unanimous.

**William O'Neill**  
12 Carter Place  
Parlin, NJ 08859

The property owner is adjacent and was wondering if they were cutting trees or fill. Mr. Downey stated, if they do anything they will clean it up – since it's very overgrown. He did purchase it to build on it, but as this time, there are no plans submitted. Mr. Downey pulled out the plans to show what location they were referring to. Mr. O'Neill asked if he purchased the lot with the existing home, it does not intend to.

**Ernest Hardy**  
2 Carter Place  
Parlin, NJ 08859

He lives on the end of the street. The home on Washington Road is staying as-is. Mr. Cornell, states the entire parcel is 1 lot. He is proposing to subdivide, 17,016 SF a new lot for the existing house. 54,785 is the balance of the lot and Mr. Downey is purchasing over an acre. He has no development plans at this time.

**Mr. Casper Boehm**  
Attorney of Law – he represent the owner. He is requesting that if the board approves this, that they place a condition in the resolution that provides if or when the property is develop in the future, 1 family or more that the drainage not exceed to my client's remaining property or area since it slops to the existing home. From his understanding, Mr. Pressler would consent to this in the resolution. Mr. Boehm's agrees with counselor's request of the bulk variance for the existing lot 2.01. Mr. Cornell summarized what he is looking for if there is permit application submitted for a single family home, that the calculation of the run off not to be increased to what is existing. Mr. Pressler agreed to that presentation.

**Larissa Avisado  
4 Warwick Road  
Parlin, NJ 08859**

**Mr. Downey shows her the lot on the plan. She is looking for her home, but Mr. Cornell informs her that her house is across the street. The lot she was referring to was not the application.**

**James Allegre Jr.  
9 Warwick Road  
Parlin, NJ 08859**

**The lot is currently R7, is there any way this can be rezoned in the future for multi-family. Mr. Rogoff and Chairman Tighe, stated that this is not the board for that and the governing body. Mr. Cornell state the applicant can make an application for a variance to the zoning board but since you are within 200 feet you will be notified.**

**Mr. Chodkiewicz made motion to close the public, seconded by Ms. Lee, the decision was unanimous.**

**Application for minor subdivision with two (2) conditions with a single family house drainage and variance with the preexisting deficiency on Lot 2.01 and it will comply with planner & engineer reports. Ms. Lee made a motion to accept, seconded by Mr. Chodkiewicz.**

**Roll Call-**

**YES: Mr. Bello, Mr. Chodkiewicz, Ms. Lee, Mr. Volosin, Chairman Tighe**

**NO:**

**ABSTAIN:**

**Application GRANTED.**

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

**We are going to cancel the June 6<sup>th</sup> meeting and uphold the June 20<sup>th</sup> meeting. Ms. Lee made a motion to accept, seconded by Mr. Bello and the decision was unanimous.**

**There being no further business to discuss, Mr. Chodkiewicz made a motion to adjourn;  
seconded by Ms. Lee.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**