

## **SAYREVILLE PLANNING BOARD**

**MINUTES OF June 7, 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, Mr. Sposato and Chairman Muller**

**Absent Members: Mr. Bolton, Councilman Onuoha and Ms. Pawlowski  
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.**

**This meeting shall be on the record of being hybrid communications**

### **MEMORIALIZATION OF RESOLUTIONS:**

**Borough of Sayreville Re-examination of the Master Plan  
Report dated May 1, 2023  
Prepared by Meyer, Gruel & Associates**

**Mr. Sposato made a motion to approve; Mr. Blemur seconded.**

#### **ROLL CALL:**

**YES: Mr. Allegre, Mr. Blemur, Mr. Sposato and Chairman Muller**

**NO: n/a**

**ABSTAIN: n/a**

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

**InSite Development Partners, LLC ~ Preliminary & Final Major Site Plan  
1970 NJ State Highway 35  
Blk 425, Lot 2.02**

**Atty: Mr. Bob Smith, Esq.  
Bob Smith & Associates, LLC**

**In The Matter Of:**  
*INSITE DEVELOPMENT PARTNERS, LLC*

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*June 7, 2023*

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*M. Virginia Guinta  
Certified Court Reporters  
2204 Bayview Avenue  
Barnegat Light, New Jersey 08006  
(609) 477-9342*

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1 secretary accurately conveyed the address, which is  
 2 1960-1970 New Jersey State Highway Route 35. So we're  
 3 here tonight seeking preliminary and final site plan  
 4 approval and maybe a deviation, but I already gave it  
 5 to you, it's a design waiver. But whatever you want  
 6 to give us, if you're willing to give us, either form  
 7 would be just fine for us. The site plan is a  
 8 three-story building and a one-story building. It  
 9 consists totally of about 138,162, plus or minus,  
 10 square feet. And the one deviation or design waiver,  
 11 depending on how you want to frame it, is that the  
 12 Redevelopment Plan mentions a standard of point  
 13 one-tenth of a foot candle with regard to the light  
 14 levels at the property line and we're proposing point  
 15 two. But as I said, it's in the section that says  
 16 design standards, so you look at it and see whether  
 17 it's a deviation or design standard. Whatever you  
 18 prefer.  
 19 I would also like to point out for the  
 20 record as a result of this development we're also  
 21 eliminating two nonconformities that currently exist  
 22 at the property, namely, the front yard setback and  
 23 building separation, so they will be gone with this  
 24 application should you approve it.  
 25 It's my intention to call five

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1 witnesses. The first witnesses will be Elias Slaiby.  
 2 He is the representative of Insite Development  
 3 Partners and he will describe why we chose Sayreville,  
 4 why we think it's a good location, how the project is  
 5 going to operate. Our second witness is Tom Muller,  
 6 our licensed professional engineer, to go over the  
 7 normal and ancillary issues that are related from an  
 8 engineering perspective to an application. Third  
 9 witness is a gentleman named Justin Taylor. He is  
 10 with Dynamic Traffic and he will go over any traffic  
 11 issues related to the site. Fourth witness is a  
 12 fellow named Rich Bencivenga, who is our architect,  
 13 who will answer the basic architectural question how  
 14 is this going to look. And, finally, we have our  
 15 planner, Mr. John Taikina, who will provide  
 16 justification, if you need one, for the deviation  
 17 we're asking for, just give you a general opinion why  
 18 this is good planning for the Borough of Sayreville.  
 19 With your permission, Mr. Chairman, I'll  
 20 go forward.  
 21 CHAIRMAN MULLER: That's quite a  
 22 line-up, Mr. Smith.  
 23 MR. SMITH: I ask Mr. Elias Slaiby bc  
 24 called so he could submit testimony.  
 25 I think we're sharing the same mic.

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1 MR. BARLOW: Mr. Smith, just for the  
 2 record, I reviewed the notice and the affidavit and  
 3 everything is acceptable to go forward.  
 4 MR. SMITH: Thank you very much.  
 5 I think we still have to swear him in,  
 6 right?  
 7 MR. BARLOW: If you could state your  
 8 name, spell your last name and give us your  
 9 professional address.  
 10 MR. SLAIBY: Sure. Elias Slaiby. I  
 11 work with InSite Property Group and my address is  
 12 159 Wright Road, Rockville Centre, New York, 11570.  
 13 E L I A S S L A I B Y, having been duly sworn by the  
 14 Notary Public, testified as follows:  
 15 MR. BARLOW: Your witness, Mr. Smith.  
 16 DIRECT EXAMINATION BY MR. SMITH:  
 17 Q Mr. -- Elias, just make it very  
 18 personal, Elias, tell the board your experience in  
 19 this industry.  
 20 A Sure. As I mentioned, my name is Elias.  
 21 I currently am the head of development on the east  
 22 coast for InSite Property Group. I have been in this  
 23 business for 20 years. I currently hold this title  
 24 for the past three years. Before that I've worked for  
 25 different developers doing also similar kind of

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1 developments from storage, retail, residential. I  
 2 have an engineering degree in civil and structural. I  
 3 also have a masters of real estate finance from NYU.  
 4 Q Way over-qualified.  
 5 A Sorry. We'll tone it down next time.  
 6 Q If you would, describe for the board  
 7 some of the background of InSite.  
 8 A Sure. Insite, we're owner, developer  
 9 and operator of real estate and -- actually,  
 10 commercial real estate. We currently have over 30  
 11 developments currently, projects under the  
 12 development, mainly self-storage, on the east and west  
 13 coast. I think 21 under construction, in addition to  
 14 the 30 developments we completed for the past five  
 15 years, over 22 assets. Some of them, we recently  
 16 opened up a project in Livingston, New Jersey,  
 17 Piscataway, Carteret.  
 18 Q Carteret Township and Livingston?  
 19 A Yes. And New York City. And we have  
 20 several. I oversee projects in Philly, in  
 21 Pennsylvania, Maryland, and on the east coast, along  
 22 with the west coast.  
 23 Q So why did Insite decide that it wanted  
 24 to locate in Sayreville?  
 25 A Obviously we look at location. We look

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1 picture up.  
 2 A Yes, because we have -- we have done  
 3 that study -- first, as I mentioned earlier, we have  
 4 two designated areas for loading for the building on  
 5 the north and south of the property and then we  
 6 have -- for the drive-up units we have a traffic  
 7 lane -- not traffic, but fire lane and then loading  
 8 area, so two trucks can park behind each other and  
 9 then they can load and unload. We haven't had issues  
 10 so far.  
 11 Q All right. So I think we need to get a  
 12 picture up so it will be clear to the members. How  
 13 about if we hold you, get Mr. Muller up, get a picture  
 14 up so people can see it, and then if there are  
 15 questions from the board about operation, we will get  
 16 you back up.  
 17 A Sure.  
 18 MR. BARLOW: Sir, how many employees?  
 19 MR. SLAIBY: Two to three employees on  
 20 average.  
 21 MR. BARLOW: Do they have assigned  
 22 parking?  
 23 MR. SLAIBY: Yes.  
 24 MR. SMITH: Okay? All right. Let me  
 25 ask Elias to sit. Let me ask Mr. Muller to come up

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1 and be sworn so he could give testimony and, most  
 2 importantly, he could put a picture up so we can see  
 3 what it looks like.  
 4 Okay. Let's get you sworn, first.  
 5 MR. BARLOW: If you could state your  
 6 name, spell your last name and give us your  
 7 professional address.  
 8 MR. MULLER: Thomas Muller, M-U-L-L-E-R,  
 9 Dynamic Engineering Consultants, 1904 Main Street,  
 10 Lake Como, New Jersey, 07719.  
 11 T H O M A S M U L L E R, having been duly sworn by  
 12 the Notary Public, testified as follows:  
 13 MR. BARLOW: Your witness, Mr. Smith.  
 14 DIRECT EXAMINATION BY MR. SMITH:  
 15 Q If you would, Tom, have you ever been  
 16 accepted by this board before as a licensed PE?  
 17 A This is my first opportunity here. I  
 18 have been in front of the zoning board in Sayreville  
 19 as well as --  
 20 Q Give us the short benefit of your  
 21 credentials.  
 22 A Absolutely. I am a licensed civil  
 23 engineer in the State of New Jersey in good standing.  
 24 I have over 13 years' experience in the civil  
 25 engineering profession. I have been with the firm for

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1 11 years. I am a senior principal. I have presented  
 2 to many boards throughout the State of New Jersey and  
 3 New York. I personally prepared the site plans in  
 4 front of you as well as all the ancillary reports. I  
 5 personally visited the site. I have a lot of  
 6 experience with self-storage and various similar  
 7 projects.  
 8 MR. SMITH: I ask him to be accepted,  
 9 Mr. Chairman.  
 10 CHAIRMAN MULLER: Does anyone on the  
 11 board have any questions or issues with the  
 12 qualifications of Mr. Muller?  
 13 MR. ALLEGRE: I move to accept his  
 14 credentials.  
 15 CHAIRMAN MULLER: And Mr. Muller is not  
 16 related to me, just for the record.  
 17 MS. MAGNANI: All in favor?  
 18 (Aye.)  
 19 MS. MAGNANI: Opposed?  
 20 MR. BARLOW: Mr. Smith, if this witness  
 21 is going to use any exhibits, could we just mark them  
 22 and take them through just for the clarity of the  
 23 record?  
 24 MR. SMITH: Absolutely. You may have to  
 25 help me remember, but yes.

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1 MR. BARLOW: Not a problem.  
 2 BY MR. SMITH:  
 3 Q Mr. Muller, what's in front of us?  
 4 A This is an aerial map exhibit. It is a  
 5 colorized aerial image of the existing conditions of  
 6 the site as well as the surrounding area.  
 7 Q Could you mark it as A-1 and tonight's  
 8 date?  
 9 A Yep.  
 10 (Aerial map exhibit received and marked  
 11 A-1 in evidence.)  
 12 Q And it was prepared by you and your  
 13 office, correct?  
 14 A That is correct.  
 15 So Exhibit A-1 is the aerial map exhibit  
 16 prepared by our office dated May 31, 2023.  
 17 Q Do you need any others to do the basic  
 18 presentation?  
 19 A I am going to rely on only two exhibits.  
 20 The second exhibit is site plan  
 21 rendering prepared by Dynamic Engineering Consultants  
 22 dated May 31, 2023, colorized image of the site plan  
 23 dcsign identical to the site plan that was submitted  
 24 to the board. We just colorized it to make it a  
 25 little bit easier to understand.

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1 letters that I'll incorporate into my testimony. Most  
 2 importantly, in February of this year we received a  
 3 comprehensive engineering review letter from CME  
 4 Associates. We did a substantial revision in  
 5 addressing all those comments. So what you see on the  
 6 page here addresses a lot of those comments. There's  
 7 a few minor items that I'll touch on as we go through  
 8 the testimony, but from a global standpoint, we have  
 9 no issue with the board professionals' review letters  
 10 and I'll touch on those in a little bit.

11         So just from a high level, as we heard  
 12 from the previous witness, this is a self-storage  
 13 facility. We're proposing two buildings. The main  
 14 building is located in the middle of the site. The  
 15 gross floor area of that building is approximately  
 16 120,699 square feet. That's over three stories. So  
 17 the footprint of that building in the middle of the  
 18 site is only about 40,000 square feet. Then there's a  
 19 smaller one-story building along the northern property  
 20 line. That's also a self-storage building. The floor  
 21 area of that building is approximately 9,463 square  
 22 feet. So adding the three-story building with the  
 23 one-story building, the gross floor area of the  
 24 entirety of the project is 130,162 square feet.

25         We're proposing a parking area of 15

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1 parking stalls in front of the larger building. We  
 2 have circulation throughout the site, which I'll touch  
 3 on in a minute. We are also proposing seven parking  
 4 stalls for the Morgan First Aid Squad, which, as I  
 5 mentioned, were designed in close communication and  
 6 coordination with Morgan First Aid. We're also  
 7 repaving and re-striping a portion of the Morgan First  
 8 Aid site.

9         Just to quickly touch on our thought  
 10 process and why you see this arrangement on the site,  
 11 first and foremost, we want to consider the neighbors  
 12 that we have to the north as well as the Redevelopment  
 13 Plan that was established in 2022, so we actually  
 14 started designing this project essentially from the  
 15 rear. We recognize the fact that we have those  
 16 residential uses to the north of the site. There's an  
 17 existing edge of pavement that's approximately 14 feet  
 18 from their property line. So what we're doing is  
 19 we're shaving that back and we're actually proposing a  
 20 25-foot green buffer from that northern property line  
 21 to our first limit of disturbance. So we're bringing  
 22 that back over ten feet, so we're giving a nice solid  
 23 buffer along that northern property line. From there  
 24 we start to design our drive aisles around the  
 25 building, which I'll touch on in a minute. We do have

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1 full circulation around this building, which is great  
 2 for emergency, fire and emergency access and also  
 3 serves a benefit for the access for the storage  
 4 building itself. Then we designed a driveway that's  
 5 compliant with DOT geometry standards. We do have an  
 6 application pending with the DOT, which is essentially  
 7 imminent at this point. Then we designed, in the  
 8 narrower part of the site, we designed a one-story  
 9 self-storage building with RV storage and full  
 10 circulation around that area.

11         And then just to quickly touch on the  
 12 layout, just an imagery drive-through of the site I  
 13 like to do. There's one driveway on the site. As I  
 14 mentioned, it's on Route 35. It is located on the  
 15 western frontage that we have on Route 35. So as a  
 16 customer comes into this site, they have the option of  
 17 either turning right into the proposed parking area or  
 18 they could essentially keep going straight to the west  
 19 side of the site, which has a gated access door that  
 20 allows customers only around the back of the building.  
 21 The office for the building is located on the southern  
 22 portion of the building immediately in front of that  
 23 proposed parking area, so that's where the majority of  
 24 our customers will go. That's where they will check  
 25 in, do their rentals and do any kind of administrative

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1 things they need to do in the office. That parking  
 2 area is designed completely in compliance with the  
 3 borough ordinance, 9-by-18 parking stalls, 24-foot  
 4 wide drive aisles.

5         As I mentioned, for customers that do  
 6 have access to the self-storage facility, they are  
 7 provided with a secure pin code that allows them to  
 8 get into that mechanical gate area. That mechanical  
 9 gate area allows them to maneuver through the back of  
 10 this site through a one-way drive aisle. As we see on  
 11 exhibit A-2, there's a striped yellow area through the  
 12 entirety of the building through the drive-up doors,  
 13 so what we have here is an eight-foot loading area  
 14 plus a minimum of 21-and-a-half foot drive aisle on  
 15 the northern side of the site and a 16-foot wide drive  
 16 aisle on the western portion of the site, so that  
 17 provides more than enough space for vehicles to park  
 18 in that striped area and leave an open drive aisle for  
 19 other customers and for emergency vehicles to get  
 20 past. The site is not designed to have cars  
 21 perpendicular to the building, which is very standard  
 22 for self-storage. All cars are going to be required  
 23 to be parallel to the building, which is -- which is  
 24 the industry standard for self-storage design.

25         Then as you make your way through the

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1 grade change I think most of us that have been out  
 2 there might have noticed. There's a pretty  
 3 significant grade change between the jug handle and  
 4 the site. Providing that sidewalk along there would  
 5 require retaining walls, guide rail, fence. It's  
 6 something that would really not be necessary because  
 7 there's no sidewalk in either direction, but we did  
 8 provide sidewalk along that street frontage. If the  
 9 DOT ever came in and put sidewalk across their median  
 10 or if some of the neighboring properties became a  
 11 sidewalk, they could easily connect to ours, but in  
 12 our opinion, a sidewalk along the jug hand is not  
 13 required.

14 Tying that into another comment by the  
 15 board planner, there was a request to provide more  
 16 landscaping potentially within the DOT right-of-way,  
 17 so in our opinion providing that landscaping in lieu  
 18 of the sidewalk would be a net benefit, so we would be  
 19 happy to provide that landscaping as opposed to that  
 20 additional sidewalk.

21 Grading, drainage and stormwater, keep  
 22 it very simple, this project is in compliance with  
 23 state, local and county codes. It is in compliance  
 24 with the new stormwater management code that came out  
 25 in 2021 for green infrastructure techniques, so we

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1 have an underground detention basin, we're reducing  
 2 the amount of drivable surfaces, we're increasing the  
 3 amount of landscaping and green space throughout the  
 4 site, so the project is in compliance with the code.

5 There's an existing 36-inch RCP storm  
 6 line. There's no existing easement for that storm  
 7 line. To my knowledge, it's owned by or it serves the  
 8 borough drainage, so what the applicant is willing to  
 9 do is provide a 20-foot wide drainage easement  
 10 centered on that pipe, which was recommended by the  
 11 board professionals. The project has been designed to  
 12 eliminate or prevent any structures from being over  
 13 that easement and we'll be able to maintain that  
 14 existing pipe.

15 Utilities are all served by public  
 16 utilities. Electric is going to come from Route 35.  
 17 Water and sewer will come from public utilities. This  
 18 project has been reviewed by the local fire officials  
 19 and we did receive approval from them. We do have a  
 20 fire department connection on the building. There are  
 21 fire hydrants in the vicinity of the building. And  
 22 the building, as you'll hear from the project  
 23 architect, does have a sprinkler system.

24 Quickly on landscaping and buffering, as  
 25 I mentioned a number of times, we are providing a

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1 substantial buffer along the northern property line.  
 2 We are proposing a total of 160 total plantings, 12  
 3 shade trees, seven ornamental trees, 77 evergreen  
 4 trees, 19 evergreen shrubs and 45 deciduous shrubs.  
 5 The ordinance has a number of design requirements,  
 6 such as providing three-inch caliber shade trees,  
 7 which is an increased size shade tree compared to what  
 8 we normally do of two, two and a half inches, so the  
 9 applicant is proposing to do the larger tree at  
 10 three inches to comply with the ordinance requirement.  
 11 And the applicant is also complying with the planting  
 12 requirement for the evergreen trees. I believe four  
 13 foot height is required. We're proposing six to  
 14 eight-foot high evergreen tress, so we're proposing  
 15 something larger than what the ordinance contemplates.

16 The board planner requested that we  
 17 provide some more information in compliance with  
 18 Ordinance 26-96.7. In our opinion, the project does  
 19 comply with that ordinance section and we provided  
 20 notes on the landscape plan. A lot of those notes are  
 21 construction related like reusing landscape material,  
 22 certain requirements for installing the trees, so as  
 23 part of the notes on our plans, the applicant will be  
 24 required to comply with that ordinance section.

25 There's also a request, as I mentioned

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1 before, to potentially provide more landscaping along  
 2 the Route 35 jug handle. Some of that would end up  
 3 being in the DOT right-of-way, so we are in the  
 4 process of having that conversation with the DOT and,  
 5 if they permit it, we would certainly be happy to  
 6 provide more shade trees along that jug handle.

7 In terms of lighting, we're completely  
 8 providing all LED lights on the site. There will be  
 9 wall-mounted lights on the bigger building. There  
 10 will be area lights throughout the site as well.  
 11 There will be no lights on the rear of the smaller  
 12 one-story building. We're not shining lights towards  
 13 those northern properties. There is house side  
 14 shields on the area lights. All these lights are  
 15 downward facing. They're fixed to be downward.  
 16 There's no potential for them to become flood lights.  
 17 Once they're installed, they're forced to be perfectly  
 18 horizontal. You can't see the filament. It's a flat  
 19 edge. Again, they are LED, so it's a cool light.  
 20 It's not something that you see flicker or anything  
 21 like that. It is a modern light.

22 As Mr. Smith mentioned, there's two  
 23 potential design exceptions, or one, rather, in two  
 24 separate locations for light spill-over, one of which  
 25 is at the immediate property line of the Morgan First

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1 the ADA accessible units inside the building work, but  
 2 from a site plan's perspective, it's completely ADA  
 3 compliant.  
 4 MR. SPOSATO: And then I may have missed  
 5 it. You mentioned wall-mounted lighting on the larger  
 6 building, the three-story building. On the north side  
 7 of the smaller building, what is the lighting  
 8 situation like back there for tenants that are going  
 9 to be loading in and out?  
 10 MR. MULLER: There's wall-mounted  
 11 lighting along the south side of that smaller  
 12 building, so that does light the front so that the  
 13 customers do have safe lighting in that area, but  
 14 there's no lighting on the north side of the building  
 15 shining toward the residences. It's only towards the  
 16 south side of the paving areas.  
 17 MR. SPOSATO: Understandably, we don't  
 18 want lights shining into the residences, but for  
 19 tenants trying to access the facility, there's no  
 20 lighting in the back there at all?  
 21 MR. SLAIBY: There's no access.  
 22 MR. SPOSATO: No access. That answers  
 23 that question.  
 24 MR. MULLER: Correct.  
 25 CHAIRMAN MULLER: Mr. Muller, help me

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1 understand something. When you come in off of  
 2 Route 35 and enter the facility, you can go straight  
 3 and park, correct?  
 4 MR. MULLER: Correct.  
 5 CHAIRMAN MULLER: And then you could  
 6 walk in through the office?  
 7 MR. MULLER: Correct.  
 8 CHAIRMAN MULLER: Or you can drive to  
 9 the west side of the building, correct?  
 10 MR. MULLER: Correct.  
 11 CHAIRMAN MULLER: And you have some type  
 12 of key for the gate?  
 13 MR. MULLER: Yep. It's a pin code, so  
 14 there's a number pad.  
 15 CHAIRMAN MULLER: Okay. And then you  
 16 can drive around the entire facility. It's one way,  
 17 correct?  
 18 MR. MULLER: Correct.  
 19 CHAIRMAN MULLER: Parking is all  
 20 parallel, so there's no angled spots? It's all  
 21 parallel along the west side of the building?  
 22 MR. MULLER: Correct. The yellow  
 23 striping is all parallel along the building.  
 24 CHAIRMAN MULLER: So where do you exit  
 25 the complex? And is there another gate when you exit,

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1 is that how it works?  
 2 MR. MULLER: Exactly. As you make your  
 3 way around the east side of the building there's  
 4 another gate and then you use your same pin code and  
 5 you exit the site throughout the parking area along  
 6 the southern portion of the building and then exit  
 7 right through the Route 35 driveway.  
 8 CHAIRMAN MULLER: What type of gating is  
 9 around the facility? Is it chain link fence? What is  
 10 it?  
 11 MR. MULLER: We do have fencing along  
 12 the perimeter of the site. We do have solid fencing  
 13 along the northern side of the site to provide a  
 14 privacy to those northern uses and then --  
 15 CHAIRMAN MULLER: That's a six-foot high  
 16 to protect the neighbors?  
 17 MR. MULLER: Yeah. Six-foot high fence,  
 18 exactly, along the northern property. Then -- I  
 19 apologize. I am just trying to find -- along the  
 20 front of the site we have -- I believe it's a  
 21 four-foot high or six-foot high chain link fence and  
 22 that's connected to the gate, so it provides security  
 23 into the actual facility itself.  
 24 CHAIRMAN MULLER: Yeah. Would the  
 25 applicant consider putting the six-foot vinyl fence

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1 along the west side? I think there's residential  
 2 there.  
 3 MR. MULLER: Yeah. We do have a --  
 4 yeah, we do have that shown along the west side of the  
 5 site, too.  
 6 CHAIRMAN MULLER: The west?  
 7 MR. MULLER: Yeah. So then it really  
 8 only becomes chain link along the Route 35 frontage  
 9 just to provide some visual into the site.  
 10 CHAIRMAN MULLER: Okay. I assume you  
 11 reviewed the June 7, 2023, CME report?  
 12 MR. MULLER: Yes, I have.  
 13 CHAIRMAN MULLER: Were there any -- was  
 14 there anything in the updated technical engineering  
 15 review section that the applicant isn't going to  
 16 comply with, just so I'm clear?  
 17 MR. MULLER: No. We will comply with  
 18 everything. I just wanted to touch on that sidewalk  
 19 issue. But the other comments we have no problem  
 20 addressing.  
 21 MR. CORNELL: Mr. Chairman, I have two  
 22 other comments that I just think should get on the  
 23 record.  
 24 The Redevelopment Plan talks about  
 25 preserving the existing trees along the residential

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1 shield wouldn't really affect anything.  
 2 MR. FOWLER: It's just on the front of  
 3 the light?  
 4 MR. MULLER: If the lighting  
 5 manufacturer provides something that focuses it more  
 6 downward, we could certainly provide that.  
 7 MR. FOWLER: What is the height of those  
 8 lights? Is it above the garage doors or do they go  
 9 all the way up to the top of the building?  
 10 MR. MULLER: No. They go right above  
 11 the garage doors. They're not above the second story.  
 12 They're right above those drive-up doors.  
 13 MR. FOWLER: That's all, Mr. Chairman.  
 14 Thank you.  
 15 MR. CORNELL: Mr. Chairman, one more  
 16 comment on the fence.  
 17 Could you maybe just add a note to  
 18 clarify the limits of the solid? Because there's a  
 19 note that talks about eight-foot vinyl chain link  
 20 fence near where the gate is.  
 21 MR. MULLER: Yes. Absolutely.  
 22 MR. CORNELL: Just clarify where the  
 23 limits of the solid and where the chain link are.  
 24 MR. MULLER: Absolutely.  
 25 MR. CORNELL: Thank you.

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1 CHAIRMAN MULLER: Mr. Muller, I thought  
 2 there was some previous testimony regarding some  
 3 cameras that were going to be placed for security.  
 4 Would the cameras have coverage of the entire lot?  
 5 Are they placed in a way you could see the entire lot?  
 6 MR. MULLER: Yes, they are.  
 7 CHAIRMAN MULLER: And would the monitor  
 8 for the cameras, are they going to be in the office,  
 9 so someone has to physically be in the office to  
 10 monitor what's going on?  
 11 MR. SLAIBY: So, both. Nowadays you  
 12 have access off-site as well. Obviously with our  
 13 current design we have monitors inside the office,  
 14 three monitors, and two of them are specifically for  
 15 security cameras. So during normal operating hours  
 16 the staff would be monitoring as well. And then off  
 17 hours, we're introducing -- technology is advancing  
 18 every day. We're introducing AI technology, face  
 19 recognition cameras, so within limits. It's, like,  
 20 inside the elevators and strategic areas on site, so  
 21 we can detect who is a tenant, if there are violators,  
 22 so we can track it back. I don't have the full  
 23 layout. Usually as we advance the project we try to  
 24 monitor, because we have RV parking spaces, we have  
 25 this, we would like to monitor as much as we can.

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1 Most of the cameras -- and we haven't finalized it  
 2 yet -- would be placed on the buildings in strategic  
 3 way to cover the entire site. That's our intent. In  
 4 addition to the inside of the building where we have  
 5 elevators, staircases, entrances to the loading areas,  
 6 those are the spots. Where people have to come in and  
 7 out, these are the areas we want to monitor.  
 8 CHAIRMAN MULLER: Because we just want  
 9 to make sure that the site is as secure as possible,  
 10 there's enough lighting, but at the same time not to  
 11 disrupt anything going on with the neighbors. We want  
 12 to get the perfect balance of safety and  
 13 non-intrusion.  
 14 MR. MULLER: Absolutely. Our brand name  
 15 is "secure space," so we -- that's what we sell to the  
 16 customers, right, and we care about community.  
 17 Because the last thing we want is complaints of the  
 18 neighborhood. And to your point, we're fencing the  
 19 entire area of the area when people come in just to  
 20 sign up, everything is fenced off, everything is  
 21 secured. And we have lights that obviously doesn't  
 22 disturb the neighbors, so --  
 23 CHAIRMAN MULLER: Okay. Any other  
 24 questions from the board to Mr. Muller?  
 25 Okay. Great.

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1 MR. SMITH: Mr. Chairman, I would like  
 2 to call Justin Taylor, our traffic expert, to be sworn  
 3 so that he could give testimony.  
 4 CHAIRMAN MULLER: Thank you, Mr. Muller.  
 5 MR. BARLOW: Mr. Taylor, if you could  
 6 state your name, spell your last name and give us your  
 7 professional address for the record.  
 8 MR. TAYLOR: Justin Taylor, T-A-Y-L-O-R.  
 9 Professional address is 1904 Main Street, Lake Como,  
 10 New Jersey.  
 11 JUSTIN TAYLOR, having been duly sworn by  
 12 the Notary Public, testified as follows:  
 13 MR. BARLOW: Your witness, Mr. Smith.  
 14 DIRECT EXAMINATION BY MR. SMITH:  
 15 Q Mr. Taylor, by whom are you employed and  
 16 in what capacity?  
 17 A I am a principal in the firm of Dynamic  
 18 Traffic.  
 19 Q And have you ever been accepted by this  
 20 board as a traffic expert?  
 21 A I have not. I have been before the  
 22 zoning board here in Sayreville as well as hundreds of  
 23 boards throughout the State of New Jersey. Just a  
 24 brief synopsis of my background, I am a licensed  
 25 engineer in the State of New Jersey as well as several



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1 So we designed that with Mr. Muller to make sure you  
 2 could adequately circulate throughout the site.  
 3 From a parking standpoint, we do exceed  
 4 the ordinance. The ordinance is one per 10,000, which  
 5 would be 13. As Mr. Muller said, we have 15 allocated  
 6 to the self-storage unit.  
 7 And then the final piece, we look at  
 8 traffic impact. Now, both the ITE and NJDOT has set a  
 9 threshold of 100 new peak hour trips or 100 trips in  
 10 one of the busiest hours as a significant impact and a  
 11 potential need for study locations. As I mentioned to  
 12 you, we're talking about based on the NJDOT trip  
 13 generation trip data, of 26 trips in the a.m. and p.m.  
 14 and about 40 on a Saturday, so we're well below that  
 15 threshold of a significant impact. So it's my opinion  
 16 that given the trip generation proposed for the site,  
 17 there won't be any detriment impact to the surrounding  
 18 roadway network and that the driveway will operate  
 19 safely and efficiently for the vehicles and the  
 20 customers as proposed.  
 21 That's pretty much all I got.  
 22 Q Address the parking.  
 23 A Parking, absolutely. It meets the  
 24 ordinance and I would say the ordinance aligns  
 25 directly with what we see with ITE, the same one per

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1 10,000, so we're fully confident we have enough  
 2 parking for the site.  
 3 Q Perfect. And you anticipate no  
 4 degradation of any of the nearby roadways as a result  
 5 of this development, correct?  
 6 A No. We are on the state highway. We  
 7 have great access to the jug handles and north and  
 8 south and then distributed out to any other roadway  
 9 network.  
 10 Q Terrific.  
 11 MR. SMITH: Mr. Chairman, Mr. Taylor is  
 12 available for questions.  
 13 CHAIRMAN MULLER: Any questions for  
 14 Mr. Taylor?  
 15 MR. FOWLER: On the circulation where  
 16 you have one way and the two way on the plan, I  
 17 understand I guess those seven spaces at the rear of  
 18 the site, that they would back into those spaces,  
 19 there's no issue for pulling out for the one-way  
 20 circulation, but if you're entering the site on the  
 21 eastern side of the building in the two-way drive and  
 22 then you circle around to where the units are, you  
 23 know, the one-story building, and you want to exit the  
 24 site, if you're coming around, come back out again,  
 25 it's one way coming at you, so what do you do, go

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1 against the one-way flow?  
 2 MR. TAYLOR: So you're saying if you're  
 3 parked against the one-story building and you're  
 4 unloading?  
 5 MR. FOWLER: Right. You can't pull in  
 6 straight or back in because you have to pull in  
 7 parallel to the building, like the engineer had said.  
 8 So now you pull into the building parallel, you unload  
 9 from your truck and you move forward in an easterly  
 10 direction, go out of the site, now you're going to  
 11 circulate around into one way traffic.  
 12 MR. TAYLOR: So the intent would be to  
 13 utilize the southern portion of that circulation aisle  
 14 for -- to align yourself so you're actually facing  
 15 west along the face of this building.  
 16 The other thing is, you know, depending  
 17 on the size vehicle you have, you have potential to  
 18 turn around in that 28 feet, almost 30 feet that's  
 19 proposed, along the northern drive.  
 20 MR. FOWLER: You think people can make a  
 21 K-turn and go back out again even though that arrow  
 22 tells you you could keep moving to the east?  
 23 MR. TAYLOR: Yeah. That would be the  
 24 intent, considering that the one-way aisle on the  
 25 southern side of that access is in place. So, yes,

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1 the intent would be to either have them turn around or  
 2 have them circulate, as I said, on the southern side  
 3 so they're then traveling to the west along that  
 4 northern aisle and parking along the building at that  
 5 point.  
 6 MR. FOWLER: Maybe some signage where  
 7 the trash enclosure is, on the west side of the trash  
 8 enclosure, or even the one-way arrow that keeps people  
 9 from not going in and making that right turn to the  
 10 building, but circulate around where you're saying  
 11 come in, bear to the right and --  
 12 MR. TAYLOR: I agree with you.  
 13 Honestly, there's no real need for that northern aisle  
 14 to be two-way. We could make that a one-way couple  
 15 and have it just travel in the western direction so  
 16 that all vehicles, if you came from the northern side  
 17 of the building, you would turn in and come around or,  
 18 if you came through the parking lot, you're in a  
 19 smaller car and you're just going to access your  
 20 storage unit, you don't need to go all the way around  
 21 the building. Then you would still circulate along  
 22 the southern side and back to your unit and that would  
 23 alleviate that issue.  
 24 MR. FOWLER: That same thing, I guess,  
 25 for the RVs that are going to utilize those spaces,

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1 So what we have here is it's a  
 2 three-story self-storage facility that Mr. Muller  
 3 talked about. Just to cover a few details, it is a  
 4 fully sprinklered building. So what I'm going to  
 5 present here is a rendering -- this is a rendering  
 6 from what you will see from the Route 35. It's what  
 7 we'll call the front of the building. The materials  
 8 that we're applying to the building are really quality  
 9 materials. We're using brick, a ground face concrete  
 10 block, which is decorative and colored, metal panels  
 11 as well, and we have some simulated stucco on the  
 12 second and third floor facade, which I'll show you  
 13 later. This is our pylon sign that Mr. Muller talked  
 14 about and this is one of our two wall signs that we  
 15 have.

16 The rendering that we have below is,  
 17 that's as if you're heading west on Route 35. What  
 18 we're showing here are what we call display windows,  
 19 so it is faux doors inside the building to sort of  
 20 market the product that we're selling, which is  
 21 secured storage.

22 The top rendering we have here is as if  
 23 you were driving Route 35 heading east. This was the  
 24 loading bay that was part of the conversation earlier.  
 25 You will see, again, as the building faces Route 35,

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1 it is mostly brick metal panel and we have some EIFS  
 2 on this and that's where the EIFS start to develop.  
 3 This view here is from the east corner of the  
 4 property. This is facing the residence alongside here  
 5 and this faces towards the first aid squad.

6 I'm open for questions.

7 Q Well, let me ask a couple.

8 The CME report, item A(4), asks about  
 9 the esthetics and any wall-mounted signs. Maybe you  
 10 can respond to that. Your opinion of the esthetics of  
 11 the building?

12 A Oh, I am sorry. Yes. I believe that  
 13 the quality of the materials applied to the building,  
 14 the signage, is compliant with the redevelopment. I  
 15 think this is a very fine looking building for  
 16 self-storage. It is definitely going to be a very  
 17 handsome building.

18 Q Okay. And then one item we definitely  
 19 wanted to get on the record concerns our construction.  
 20 It is not Class 1A or 1B. It is type 2B. Maybe you  
 21 could tell the board what that means and make sure  
 22 we're concurring -- we are getting their concurrence.

23 A From a structural construction  
 24 classification standpoint, a Class 1A or 1B has a fire  
 25 resistant product applied to the structural

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1 components. The building code in the State of New  
 2 Jersey, current edition, allows us to build this type  
 3 of building as what they call a 2B construction, which  
 4 would have -- does not have fire resistant products  
 5 applied to the structural components. And I could  
 6 build a four-story building with the same construction  
 7 classification of 2B under the State of New Jersey  
 8 Building Code. I am allowed to develop up to 52,000  
 9 square feet per floor as well under and stay compliant  
 10 with 2B construction and here we're about 40,000 plus  
 11 square feet per floor, so we're clearly under the  
 12 thresholds that would require the building to be a  
 13 higher construction --

14 Q But more importantly, because I don't  
 15 think anybody wants to say we are going to allow a  
 16 building that is less safe than it should be, what are  
 17 the fire prevention items that are installed in the  
 18 building? Is it safe?

19 A This will be fully sprinklered. That  
 20 and the way we're proposing to build this is  
 21 consistent with the numerous self-storage facilities I  
 22 have developed in New Jersey as well as across the  
 23 country.

24 Q So in your professional opinion, it is  
 25 an absolutely safe alternative?

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1 A What we're proposing is exactly how we  
 2 would develop it and that's what the building code  
 3 models are for, to develop safe structures, so we're  
 4 following it to the letter.

5 Q And the reason the materials is that 1A,  
 6 1B, is some kind of a paint or stucco? What is it?

7 A It is cementitious product. It could be  
 8 a painted on product, but it's expensive.

9 Q How expensive?

10 A It could change the construction budget  
 11 by hundreds of thousands of dollars.

12 Q Right. And does it add any safety?

13 A Not in my opinion.

14 Q So that's why we are proposing it that  
 15 way and we want to make sure the board is aware of it.  
 16 And we do not build unsafe buildings. We want to  
 17 build a safe building and we're doing that with the  
 18 sprinklers and the features, correct?

19 A Correct.

20 MR. SMITH: So we wanted to put it out  
 21 there, so there's no mistakes about it.

22 CHAIRMAN MULLER: Thank you, Mr. Smith.  
 23 Does the second building look similar,  
 24 just smaller?

25 MR. BENCIVENGA: The second building is

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1 that.

2 CHAIRMAN MULLER: Is that type of

3 fencing safer, too? People couldn't scale it?

4 MR. BENCIVENGA: No. It is a six-foot

5 tall fence. It has got a picket on top. It's

6 non-scalable.

7 CHAIRMAN MULLER: The one depicted

8 there. Okay. Correct.

9 MR. ALLEGRE: The chain link was --

10 what, two-inch?

11 MR. BENCIVENGA: It would be two inches.

12 MR. BARLOW: The fence, as the board

13 member is suggesting, what is that called?

14 MR. BENCIVENGA: It's called an aluminum

15 picket fence, six-foot tall.

16 MR. SMITH: And for the record, that's

17 acceptable?

18 MR. SLAIBY: Yes.

19 CHAIRMAN MULLER: Anybody else? Any

20 other questions?

21 MR. ALLEGRE: Thank you.

22 CHAIRMAN MULLER: Michael, go ahead.

23 MR. FOWLER: One of the requirements on

24 the plan was that the roof-mounted mechanical

25 equipment should be screened with parapet walls, other

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1 features to limit visibility at the property line, and

2 then you have the bulkheads, heaters for the

3 elevators, you've got over 20 condenser units for the

4 HVAC on the roof. In your testimony you may have

5 talked about the parapet wall, I don't recall hearing

6 it, but how are those things going to be screened,

7 view and noise?

8 MR. BENCIVENGA: The type of HVAC

9 equipment or condenser units on the roof are the same

10 size you got at your house, so they're very low noise

11 generating. The positioning of the HVAC units,

12 because they're only standing about four feet tall

13 away from the front edge of the roof and the site line

14 from the ground to a 37-foot tall parapet, they won't

15 be seen from the ground. So the building itself will

16 be screening them.

17 MR. FOWLER: Is there any parapet wall

18 that goes above the sideline or the roofline that

19 would block at all from view or does the wall -- the

20 building meet the roof line?

21 MR. BENCIVENGA: No. The parapet is

22 above the roof line.

23 MR. FOWLER: How high?

24 MR. BENCIVENGA: It varies. So we're

25 looking at -- some places it's about a foot and a

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1 half. Other places over three-foot.

2 MR. FOWLER: You're saying from the

3 property line you won't be able to see it on the

4 residential side either?

5 MR. BENCIVENGA: No.

6 MR. FOWLER: And the bulkheads, are they

7 going to be -- have a finish on them? Because they're

8 going to be eight feet, I guess, above the roof line.

9 MR. BENCIVENGA: Typically our elevator

10 overruns are about the same height, three or

11 four feet.

12 MR. FOWLER: And the stairs?

13 MR. BENCIVENGA: This stairway is a

14 hatch.

15 MR. FOWLER: A hatch. Okay. All right.

16 Thank you.

17 One other question, Mr. Chairman. In

18 the standard building section of the Redevelopment

19 Plan it states that the installation of roof-mounted

20 solar panels is encouraged but not required.

21 MR. BENCIVENGA: We're making provisions

22 in our design should it be determined a feasible

23 solution, so we'll have infrastructure in, we'll

24 design the structure of the building to support the

25 installation of the solar panels.

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1 MR. FOWLER: Thank you. That's all,

2 Mr. Chairman.

3 CHAIRMAN MULLER: Anyone else?

4 MR. SMITH: Mr. Chairman, our last

5 witness is Mr. John Taikina, our planner. I ask that

6 he be called and sworn so he could give testimony.

7 MR. BARLOW: Sir, state your name, spell

8 your last name for the record and give us your

9 professional address.

10 MR. TAIKINA: Hi. My name is John

11 Taikina. T, as in Thomas, A-I-K, as in Kelly, I-N-A.

12 I am principal with All Things Planning & Development

13 in South Brunswick, New Jersey.

14 JOHN TAIKINA, having been duly sworn by the

15 Notary Public, testified as follows:

16 MR. BARLOW: Your witness, Mr. Smith.

17 DIRECT EXAMINATION BY MR. SMITH:

18 Q Mr. Taikina, have you ever been accepted

19 as a professional planner by this board?

20 A I have actually never been in

21 Sayreville.

22 Q Well, this is your opportunity. Would

23 you give the board a brief summary of your --

24 A I have been a licensed planner since I

25 completed my studies at Rutgers in 1992. I have

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1 question tonight.  
 2 MR. BARLOW: If you could spell your  
 3 last name.  
 4 MR. LOURENCO: Sure. L-O-U-R-E-N-C-O.  
 5 MR. BARLOW: And your address is?  
 6 MR. LOURENCO: The business address is  
 7 1970. I reside at 12 Arrowhead Way in Millstone, New  
 8 Jersey.  
 9 BRIAN LOURENCO, having been duly sworn by  
 10 the Notary Public, testified as follows:  
 11 MR. BARLOW: What would you like to tell  
 12 us?  
 13 MR. LOURENCO: And I sit on a couple of  
 14 boards in my town, the rec community, so I appreciate  
 15 that you guys volunteer for this town. A little weird  
 16 being on this side. So I've seen, you know,  
 17 developers come in and companies come in and I always  
 18 find it helpful to kind of hear the human side of what  
 19 this all means. And certainly the residents of the  
 20 town, I never lived in Sayreville, I was a Carteret  
 21 boy growing up, but I did marry a Sayreville Bomber.  
 22 My wife's family still lives here. My mother-in-law  
 23 is on Haven Terrace. My two sisters are on Smullen  
 24 and Kendall, plus I own a business here. I have had  
 25 and will continue to have connections with Sayreville,

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1 Sweet 16s for two years. There's no 50 percent. It's  
 2 100 percent out. The bills don't stop. The insurance  
 3 and the bills don't stop. We called the town and  
 4 said, hey, we're being asked take one for the team  
 5 here. We can't do events. Okay. We get it. But,  
 6 you know, any forbearance on the real estate tax bill  
 7 while we can't operate? No, I am sorry. We need  
 8 that. So we took on an incredible amount of debt. We  
 9 didn't qualify for PPP. We don't have any employees.  
 10 We are a venue. We have two employees. There is no  
 11 program that helps us. I have friends that are  
 12 warehouse companies with 500 employees that never  
 13 missed a day of work, got millions of dollars in PPP.  
 14 They didn't lose 2 percent. I lost 100 percent.  
 15 There was no program for me. My partner and I went  
 16 from living our dream, working our butts off, getting  
 17 home at 5 in the morning on Saturdays, but that's what  
 18 you do, to from no choice of our own that ending.  
 19 That's over. Forty-six years old. Sorry, recreate  
 20 ourselves. Hard to be a deejay and a catering owner  
 21 and go to Morgan Stanley and say, hey, we need a job.  
 22 Can't really segue to another live event industry  
 23 because that's closed. So that's where we got to.  
 24 The building has just been -- was  
 25 unoccupied for two years. It fell into complete

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1 so we always appreciate the town. We tried to do what  
 2 we can over the years. Any time any of your children  
 3 needed a building for their Christmas galas or  
 4 Eisenhower or Truman School needed something for PTA,  
 5 we gladly donate. We always tried to integrate  
 6 ourselves into the community as best we could. I  
 7 mean, we knew taking over from Club Abyss and what we  
 8 were facing kind of turning around the image and we  
 9 tried to do everything in our power to do that. We  
 10 were never trying to be a nightclub.  
 11 As you may or may not know, my partner  
 12 and I, we were deejays, wedding, bar mitzvah deejays,  
 13 and saved and scrimped and did everything we could to  
 14 buy this venue to make it, like, a bar mitzvah, Sweet  
 15 16 catering hall, and that was going to be what we  
 16 spent our life doing to feed our families and  
 17 hopefully sell it many, many years out and retire and  
 18 pay for our kids' colleges. And it was all going well  
 19 until about three years ago, when all that kind of got  
 20 pulled out from under us.  
 21 The live events, I'm sure everyone knows  
 22 what happened with COVID, but I don't know if anybody  
 23 really fully embraces what it did to our particular  
 24 industry. We're not a restaurant that could have  
 25 takeout food or work from home. No bar mitzvahs, no

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1 disrepair. The landscaping turned into jungle. The  
 2 HVACs all stopped working. They weren't maintained.  
 3 Even after COVID ended nobody was booking for their  
 4 child's party. It was a complete mess. Now we're to  
 5 the point of, like, we can basically run nightclub  
 6 events. That's all we have left to do. In that time  
 7 we were approached by this developer who said, hey,  
 8 we'll buy the building. At that point, again, not  
 9 what we chose to do. We pictured doing this until we  
 10 retired. We ran up so much debt with the EIDL loans  
 11 because we couldn't get PPP. We each have to get out  
 12 of this before we declare bankruptcy, so this was kind  
 13 of our saving grace.  
 14 It's been a long process. I have  
 15 watched the developers here jump through every hoop  
 16 and it has taken so long and we were trying to be  
 17 patient, so we thought maybe six months to a year.  
 18 It's now going on two-and-a-half years. I am still  
 19 coming home and my wife is still saying, hey, are we  
 20 going to be okay? Two and a half years we're standing  
 21 here saying I hope so. I'm looking at this -- I'm  
 22 looking at what's there now and what they're looking  
 23 to do and why this couldn't be approved in six weeks.  
 24 I understand why this couldn't be approved in six  
 25 weeks. I get it. There's a process versus two and a

1 renovated facilities here, are going to be a buffer  
 2 between 35 and the residential neighborhood. So you  
 3 all know what the traffic noise is like. Every which  
 4 way you look at this it's an improvement to the  
 5 quality of life to the residents of the Borough of  
 6 Sayreville. And your town has done a good job doing  
 7 redevelopment for this project and I commend you for  
 8 that and I hope you take the next step, which is not  
 9 the final step, we saw some action before the town  
 10 council, but we hope you will take the next step and  
 11 do a good job by the borough.

12 CHAIRMAN MULLER: Thank you, Mr. Smith.  
 13 So is there a motion with respect to the application?

14 MR. ALLEGRE: Mr. Chairman, I would like  
 15 to make a motion to accept the application.

16 MR. BUCHANAN: Second.

17 MR. BARLOW: If I may just with the  
 18 deviation exception sought by the applicant as the  
 19 light on the westerly side?

20 MR. ALLEGRE: Yes. Correct.

21 MR. SMITH: And if you would also -- I  
 22 don't know if it has to be said, but we all agreed  
 23 that that other deviation is not needed. I don't know  
 24 if a note is a good thing to put in the resolution?  
 25 MR. BARLOW: I will make note of it in

1 the resolution. It's just to Route 35.

2 MR. SMITH: And also, too, so we don't  
 3 have any issues with the Building Department, if we  
 4 could make note of the construction being the Class 2B  
 5 construction, so there's no issue with the Building  
 6 Department as well?

7 MR. BARLOW: Is that acceptable?

8 MR. BUCHANAN: Yes.

9 MS. MAGNANI: Roll call. Mr. Allegre?

10 MR. ALLEGRE: Yes.

11 MS. MAGNANI: Mr. Blemar?

12 MR. BLEMAR: Yes.

13 MS. MAGNANI: Mr. Buchanan?

14 MR. BUCHANAN: Yes.

15 MS. MAGNANI: Mr. Sposato?

16 MR. SPOSATO: Yes.

17 MS. MAGNANI: Chairman Muller?

18 CHAIRMAN MULLER: Yes.

19 MS. MAGNANI: Application approved.

20 MR. SMITH: Thank you, Mr. Chairman.

21 CHAIRMAN MULLER: Thank you, Mr. Smith

22 and thank you, all, thank you for listening to our  
 23 concerns and accepting our recommendations. We really  
 24 appreciate it.

25 (Meeting concluded.)

C E R T I F I C A T E

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I, KELLY A. WENZEL, a Notary Public, Registered Professional Reporter and Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony that was taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

I DO FURTHER CERTIFY that this transcript complies with all standards cited in NJ ADC 13:43-5.9

/s/Kelly A. Wenzel, CCR  
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