

**SAYREVILLE PLANNING BOARD**

**MINUTES OF June 15, 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. Allegre, Mr. Bailey, Mr. Blemur, Mr. Muller, Ms. Patel and Chairman Davis**

**Absent Members: Councilman Onuoha, Ms. Pawlowski 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:**

**1831-1851 Highway 35, LLC  
Minor Subdivision/Site Plan  
1831-1851 Highway 35, Sayreville  
Blk 538 Lots 14 & 15.01  
Atty: Mr. David B. Himelman, Esq.  
190 Route 18, Suite 205  
East Brunswick, NJ 08816**

**Mr. Muller made a motion to approve the resolution as presented, Mr. Blemur seconded.**

**ROLL CALL:**

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

**NO: n/a**

**ABSTAIN: n/a**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller made a motion to accept the minutes from May 18, 2022, Seconded by Mr. Blemur. Motion carried.**

**SITE PLAN/SUBDIVISION HEARINGS:**

**Highway 9 Realty MV, LLC  
927 US Highway 9 North  
Sayreville, NJ 08872  
Blk: 411.05, Lots 2 & 3  
Atty: Law office of John M. Krenzel  
Mr. John M. Krenzel, Esq.  
429 Washington Road  
Sayreville, NJ 08872**

**Mr. Krenzel is the attorney for the application. There are two (2) witnesses. Mr. Caruso will be the first witness.**

**Mr. Caruso was sworn in. Charlie Caruso is the managing owner of the application. Highway 9 is a pre-owned car dealership under the name of Payless Car Sales. Payless has been in business and located at this site for 12 years. Seven (7) employees work on the current site. Monday-Friday 9 a.m. – 9 p.m. Saturday 9 a.m. – 7 p.m. and Sundays closed. They only receive car deliveries onsite and cars are unloaded. Garage is picked up by Standard Waste every Friday. The loading bays are for the cars to be cleaned and serviced before being placed on the lot of sale. Payless is not advertised, but public is welcome to purchase a vehicle. Mr. Caruso and the owner next door asked him if he would be interested in purchasing the property. The existing building will be used for office and showroom with no changes.**

**Mr. Krenzel discusses the engineer and planner reports A-1 regarding the lease agreement. When Highway 9 purchased the property, the lease was terminated. The lease was with the old owner (print shop). The applicant does not have any issue if the lots should be combined for zoning purposes.**

**Mr. Muller asked the applicant what his intent was with the building. Mr. Caruso mentions this would be a showroom with two (2) additional salespersons. Same structure as their current and the new building is smaller than their current building. Mr. Fowler asked if there are garage doors in the new building. The new building has large doors that open that the car would drive in.**

**Mr. Cornell informs the board that the applicant would need building permits from the Construction office since he is modifying the inside of the building.**

**Second witness, Mr. Frank Farrell, PE was sworn in and credentials were accepted by the board. Lots 2 & 3 lot area total 1.82 acres and Lot 3 is larger of the two. The expansion**

would be lot 2. Mr. Farrell discusses the existing conditions plan. Access to the site is US Highway Route 9. There are two (2) existing access driveways to lot 3 and two (2) driveways on Lot 2. No change to the driveways on this application. This site is located in the B-3 Zone. Site circulation is located by a small driveway between lots.

Variance on front setback of 32' on lot 2, no changes being made as it's an existing condition and the one side yard setback which is 0.6'. The other requirements fall within the bulk requirements. Mr. Farrell states no modification to the water, sanitary sewer or storm utilities around or on the site.

Mr. Farrell discusses the CME report and any comments were agreed on/or discussed further for clarification. The front gravel area will be removed and the applicant will be seeding this area for grass.

Mr. Farrell discusses Mr. Fowler's report and any comments were agreed on/or discussed further for clarification. The drainage report was submitted per the application. Stormwater from the roof will be discharge to grade around the building. Since the application is not doing any major pavement improvements, no further action will be taken.

Regarding to the comment of 1 EV charging station to be install, Mr. Caruso has no current or future plan to sell electric vehicles. If he changes his mind, he would come back to the board to install charging stations.

The height of the retaining wall between Lots 2/3 may require a fence. Mr. Farrell states plans will be issued to the Construction department and if a fence is required, they will do so.

The small wooden stairs between the lots serve no purpose. The stairs will remain on the property.

Mr. Fowler discusses some comments he has about storm water drainage, landscaping and parking spots/driveway on Lot 2. The applicant agrees to the modification to spots 1 & 2 and will provide a handicap spot there closest to the ramp.

Mr. Muller asks about the carriers that would be delivering the cars. Mr. Caruso states that the large carriers will not be driving into Lot 2 at all. Mr. Muller asks about foot traffic on the site going from one showroom to the other. The customers would walk between depending where the vehicle is stored.

**Mr. Fowlers mentions the retaining wall that appears to be 6' in height. Mr. Caruso agrees to the revision of the plan to add a fence to the wall. The applicant will be added four (4) proposed lights wall mounted and screened.**

**Public portion was opened and closed. No public attended.**

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

**ROLL CALL:**

**YES: Mr. Allegre, Mr. Bailey, Mr. Blemur, Mr. Muller, Ms. Patel and Chairman Davis**

**NO:**

**ABSTAIN:**

**Application approved.**

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

**Memo from Municipal Clerk with regard to Resolution #2022-25 referring the redevelopment plan for the Club Pure Site for Planning Board review and report back to the Mayor and Council. Mr. John Barre, PP from Heyer Gruel and Associates. His office prepared the redevelopment plan. The night club has been shut down and been determined by Mr. Fowler that its an area of redevelopment in March of 2022. This site is looking to have a self-storage facility on the property, in which, is not approved in the B-3 highway zone. Three (3) stories, 30' building is proposed on the plan. The redevelopment agency has been in contact with the property owner and the prospective redeveloper of the site. They reviewed the plan with 2 comments with the request of change, on signage (page 20 of the plan). Height of sign and canopy signs were requested and larger surface of wall signs. The stipulation would be the signs only face Route 35. The other comment was (page 17), #3- engineered finishing systems not to be used on the property, but the redeveloper would like to request them on upper floors of the building, not the ground floor. Mr. Barre suggests a modification for the upper floors with a drainage membrane which makes the systems function well. Comments about the landscaping were mentioned as well about keeping the trees on the rear property line. Mr. Cornell states he has no comments and has reviewed the document. Mr. Alfieri informs the members, there is a 45-day period for our review.**

**Mr. Bailey made a motion to approve the plan, Seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mr. Allegre, Mr. Bailey, Mr. Blemur, Mr. Muller, Ms. Patel and Chairman Davis**

**NO:**

**ABSTAIN:**

**Memo from Municipal Clerk with regard to Resolution #2022-19 referring to the redevelopment plan for the former National Amusement Theater Site from the Planning Board review and report back to the Mayor and Council.**

**Mr. Cornell states this report was presented by CME and Mr. Fowler presented to the board that this area was determined to need redevelopment last year. The intention of this property is to be comparable to what is being developed at the National Lead Site. Mr. Cornell pointed out there is no residential component to this redevelopment plan or site. Pages 6 & 7 summarizing the uses that are proposed.**

**Mr. Bailey made a motion to approve the plan, Seconded by Mr. Blemur.**

**ROLL CALL:**

**YES: Mr. Allegre, Mr. Bailey, Mr. Blemur, Mr. Muller, Ms. Patel and Chairman Davis**

**NO:**

**ABSTAIN:**

**The next meeting will be July 20<sup>th</sup>. At this time, there are no applications but we will keep the date open to memorialize the resolution.**

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

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