

SAYREVILLE PLANNING BOARD

MINUTES OF July 15, 2020

The regular meeting of the Sayreville Planning Board was called to order by Robert 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. D’Addio, Councilman Dalina, Mr. Kelly, Mr. Macagnone, Ms. Patel, Ms. Pawlowski, Mr. Tighe and Chairman Davis

Absent Members: Ms. O’change, Ms. O’Leary and Mr. Sivilli

Also present were: Mr. Cornell, Engineer, Mr. Alfieri, Esq., Attorney and Mr. Fowler, Planner

AT THIS TIME, THE 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.

Planning Board Secretary, stated To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press *9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.

MEMORIALIZATION OF RESOLUTION:

OEG Building Materials ~ Preliminary & Final Site Plan application

6001 Bordentown Avenue

Blk 9 Lot 1

Atty: Mr. Bob Smith, Esq.

Law offices of Bob Smith & Associates LLC

216-B1 Stelton Road

Piscataway, NJ 08854

Mr. Tighe made a motion to approve the resolution; Mr. Macagnone seconded

ROLL CALL:

YES: Mr. D’Addio, Councilman Dalina, Mr. Macagnone, Ms. Patel, Ms. Pawlowski, Mr. Tighe and Chairman Davis

NO:

ASTAIN:

ACCEPTANCE OF MINUTES:

Mr. Tighe made a motion to accept the board minutes from June 17, 2020, Mr. Macagnone seconded. Motion carried.

SITE PLANS/SUBDIVISION HEARINGS:

**The Place at Sayreville ~ Amended Site Plan
Main Street
Blk 175 Lot 10.01**

**Atty: Mr. Brian H. Harvey, Esq.
Archer & Greiner P.C.
Riverview Plaza
10 Highway 35
Red Bank, NJ 07701-5902**

Mr. Harvey, Esq states his applicant is in front of the board for preliminary and final site plan approval for 89 residential apartment units; 88 affordable housing and 1 superintendent apartment. The site will also consist of a club house and tot lot.

This is located in the River Road Redevelopment area, affordable housing district and owned by SERA. The Place at Sayreville has a redevelopment agreement with SERA. This development is included in the housing and fair share plan that has been recognized by the supreme court for the Borough's affordable housing obligation. SERA has subdivided this 64 acres parcel into 3 lots in August of 2019. The Place at Sayreville received preliminary approval in September of 2019; prior approval was the same number of unit and amenities. Due to a wet land issue the site plan has been amended.

Mr. Harvey, Esq confirms that the notice was received and reviewed by the board and they can proceed. Mr. Alfieri, Esq. states – he agrees and that everything looks in order. The exhibits were received, placed onto the website and will be posted onto the zoom for members and residents to review during testimony.

Mr. Dan Busch, P.E. from Maser Consulting was sworn in. He is a licensed engineer in the state of NJ. Has been in the business for 25 years and has testified in front of this board numerous times. Mr. Tighe makes a motion to accept his credentials, Mr. D'Addio seconds, motion carried.

Exhibit A-1 has been called it's the land use exhibit identifying the 3 properties. Tonight's application is referring to only the pink area. 13.745 acres; Lot 10.01. The proposed use is permitted within the zone.

Exhibit A-2 – Lot 10.01 is heavily wooded under existing conditions. The white lines is wet land and wet land puffers. 62% of the site and this will remain within the redevelopment plan. The Easterly property line is the existing JCPL easement. Southwest corner is the

current Senior Center and residential on Main Street. The upper left the electric plant and cul de sac of Sayreville Blvd. The site grades away from main street to the Raritan River; with about 30' fall from the main street side to Sayreville Blvd.

Exhibit A-4 – This is the colorize site plan exhibit. This shows the proposed project, 88 units within 5 residential building and 1 community building with a tot lot adjacent to it. The community building is approx. 1,750 sf which contains the management office. Site includes 179 parking stalls which meets all requirements. 2 stalls per unit. 15 handicap stalls located at each of the building by the door with the shortest path. Ground floor units are handicap accessibility. Three enclosures for garbage and recyclables. The new residents must schedule their move in with the property manager. Site is serviced with a single mailbox near the entrance of building 1. There are 2 pockets within the middle of the site to preserve the wet lands. Large retaining wall on the north edge – as tall as 20' – with on average 6' – 10' and a 4' chain link fence for protection of the wall. Upper left hand corner of the exhibit with the entrance from Sayreville Blvd. – one conforming monument sign to identify the site. Circulation will come in from Sayreville Blvd. and access driveways two way and proximity to building 1, 3 and 4 there are one way drive aisle 20' wide to access parking stalls; as well as, emergency vehicles. Roads and the parking all meet residential site improvement standards. Sidewalks – around each buildings on the building side of the site. Any parking areas have sidewalks with a min. of 6' wide measured from the back of the curb. 4' sidewalks are mentioned with connectivity to the buildings.

A few waivers are necessary with the sidewalk; per the residential requirements noting sidewalks are required on both sides of the street. Due to the wetlands it is necessary for the construction of retaining walls. They are proposing sidewalks on one side of the street connecting to the current walk on Sayreville Blvd. Per Mr. Busch, There will be no need to cross the street. They are all on the building side. The areas that are not 6' wide, the 4' wide sidewalk will be adjacent to the access roads. Small areas to building 1, 4 and 5 to accommodate the jogs.

Traffic based on ITE – 44 peak hour trips; this will fall into not increasing traffic activity. Recognizing portion of the site is within the flood zone, the elevation of this zone is 13/14. Our lowest finished floor is elevation 29. This project will not effective neighboring properties storm water run-off. There is a series of 4 underground basins, 1 pipe and 3 with chambers. Storm water quality they are required to provide series of 6 filters to provide the quality. The site is required by DEP and Borough - recharge requirement. The water will be looped from the site from Sayreville Blvd. and East to Main Street. The sewer will be connected to the existing on Sayreville Blvd. In Mr. Cornell's report to review the downstream study and they have agreed to do so. The balance of the utilities will be coming from Sayreville Blvd.

Regarding to Mr. Cornell's report, they comply to Section A, but A6 with regard to an easement will need further evaluation; Section B they will perform that downstream study; Section C – they will comply; Section D – they will address the comments. Section E – they

will address those comments. Section F – to the comments of landscaping and lighting – the Landscape architect will discuss the 3 comments.

Mr. Cornell asks if he will discuss the 50' landscape buffer easement. Mr. Busch notes there is a small area that will require grading for access which will require some removing but will be restored. It will be temporary but will be restored.

Mr. Cornell mentions that he wanted this to be clarified for the board. Even though they are looking for a variance it's just for grading, no permit structures. Once the work is completed, the landscape will be restored to a 50' buffer.

Mr. D'Addio has a question for Mr. Cornell regarding the easement. Why is this in the report and where do you think this will go? The adjacent property in the future from the road area into the property – there may be a need for an easement. Mr. D'Addio asks if this is needed for the condition of approval. Mr. Cornell makes mention, he does if needed for the future of the area. The location is very hard to say.

Mr. Macagnone states he agrees that this easement needs to be required for approval. This will save a lot of problems in the future. Mr. Alfieri requests for clarity. We placed on Exhibit A-1 to discuss the future project of senior housing. No location is known and the condition would be the applicant will comply with an easement if necessary. This was a condition within the previous approval. The easement would not provide any cost or permits to this applicant if the easement is required.

Next witness, Mr. Raymond Liotta, PP & AIA was sworn in. He is a licensed landscape architect and professional planner. Mr. Tighe makes a motion to accept his credentials, Mr. Macagnone seconds – motion carried.

Mr. Liotta requests Exhibit A-4. He speaks of the boundaries of the area. They will work with the contractor and will have tree canopy on the Blvd that is required. Mixed of shrubs and evergreens to be 5' – 6' in size. The plan provides 45 trees adjacent to the parking. The other parking lot standard – 1 tree to every 20 spots, the plan does not provide the trees. Tree inventory replacement plan – Please refer to the exhibit.

Testimony is INAUBILE and unable to transcript. 226 trees per acre in the wooded area. Approx. 1463 trees will remain. Waiver is requested for tree replacement. Testimony is INAUBILE.

Mr. Harvey, Esq. clarifies the waiver within the affordable housing agreement. Mr. Liotta discuss' location of vegetation being preserve within the plan.

Mr. D'Addio asks Mr. Cornell about a ratio of trees being removed. He has heard a lot of applications. Is there a requirement of replacement and cost of replacing the trees? Mr. Alfieri notes some of the comments of Mr. Cornell's report. There are no fees for the trees based on a previous agreement with the Council.

Mr. Liotta starts with the lighting. 2 types of fixtures, both LED. The Blvd they are using the Colonial style fixture. The levels meets all of the ordinance criteria for both the

roadway and side walk. Regarding the entrance and site is Colonial style and similar style. The site elimination meets the requirements. The lighting complies with lighting requirements.

Mr. Liotta states this application falls within the redevelopment ordinances. With regard to bulk requirements, the plan are standard are within this district. Variances with the design waiver, 1 variance – which was discuss about the temporary grading of the buffer, series of design waivers regarding the street trees required on the Blvd., within the development plan the parking lot trees discuss earlier, tree placement issues. INAUBILE about sidewalks, less than 2'. C1 and C2 variances. INAUBILE testimony - Please refer to the professional reports.

Mr. Fowler has a couple questions regarding the landscaping and the buffer, are they comfortable with supplemental with evergreens in the scarce areas? Mr. Liotta stated that would be acceptable condition. The lawn area in the existing area were not labeled on the plan. The arrows pointing to the area between parking and retaining walls.

Next witness, Mr. Robert Cogan AIA was sworn in. Mr. Cogan is a licensed architect and graduated from Virginia Tech and have testified numerous time. Mr. Tighe made a motion to accept, Mr. Macagnone seconded – motion carried.

Exhibit A-5 is discussed, elevation and all units have a direct entrance. INAUBILE testimony. Front elevation has traditional features – Gables, vertical siding with shutters. The doors and columns are entry courtyard. Entrances are group together in the front.

Exhibit A-6 side and rear elevation of the same building. The rear is the same as the front. Sides similar materials, stone base and windows. Upper left corner, west side elevation is 45' highest point. 3 story buildings.

Exhibit A-7 floor plan of the same building. 6 doors in every courtyard. Yellow units 1 BRs, Orange/Peachy – 2 bedrooms and Brown – 3 BR units. Superintendent unit is a 1 BR unit and storage area that will be used by the applicant.

Exhibit A-8 – smaller building 5 building, 3 sizes, this notes the medium size building. A little bit shorter in length. All the same materials and architectural design.
Exhibit A-9 – 3 court yards each one has 6 doors INAUBILE.

The standards of the building all follow NJ Standard building codes, automatic fire suppressing systems, accessibility codes with the ground units.

Exhibit A-10 – the clubhouse facility. Similar materials and colors, window types. Metal roof, stone bottom. 1,750 SF building. There will be a side open air porch.

Exhibit A-11 – the floor plan of the clubhouse. Divided into 3 zones. Management office, janitorial and restrooms, 34' x 18' room meant for community affairs and gathering.

Schedule activities and programs with a small kitchenette. To the right of the community room is the outdoor open porch.

Mr. D'Addio asks that each apartment has its own entrances. Mr. Cogan refers to Exhibit A-9; 6 door swings and within the area has their own door. Mr. D'Addio asks Ms. Schoor about her testimony in front of SERA about each unit having their own accessibility. Ms. Schoor is sworn in. Ms. Schoor is VP of Community Investment Strategies. She states, each building will have their own street address and then each unit will have their own address.

Mr. Fowler states in the amended redevelopment agreement, notes all units require to have washer/dryer hooks, refrigerator, linen closets, blinds, pantry, storage, flooring and air conditioning. Mr. Cogan mentions that is agreeable. Storage unit is for management. Items 1, 2, 3 in the development agreement, Mr. Cogan agrees. Mr. Fowler asks, item 8 in the redevelopment plan, materials of the retaining walls – are they the same as the buildings – Mr. Cogan does not have the answer to that. The retaining walls are block. The color will be similar to the building. The fences are chain link non climbable 1” mesh. Mr. Fowler mentions the protection of the retaining walls – and Mr. Cogan notes there are guide rail in some areas noted on the plan.

Mr. Tighe makes a motion to open the public portion, Mr. Macagnone seconds – motion carried.

Secretary states, To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press *9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.

No public requests to speak.

Public portion was opened and closed.

Mr. Tighe makes a motion to approve the application with the waivers, minor variance they will replant the buffer and easement; Mr. Macagnone seconds.

ROLL CALL:

YES: Mr. D'Addio, Councilman Dalina, Mr. Kelly, Mr. Magcanone, Ms. Patel, Ms. Pawlowski, Mr. Tighe and Chairman Davis

NO:

ASTAIN:

Application approved.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATION MATTERS:

Planning Board would be canceling the next meeting on August 5, 2020 due to no applications. Mr. Tighe made a motion to cancel, seconded by Councilman Dalina. Motion carried.

Secretary states, To help keep the meeting as organized as possible, residents who wish to speak in one of the public portions are to press *9 which will notify us that a person from the public wishes to speak. At that time, you will be asked for your name and address and be limited to the 5 minute comment period.

Public portion was opened and closed.

Councilman Dalina made a motion to adjourn the meeting, seconded by Mr. D'Addio. Motion carried.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**