

SAYREVILLE PLANNING BOARD

MINUTES OF July 18, 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. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary and Chairman Tighe

Absent Members: Mr. Bello, Mr. Chodkiewicz, Ms. Mantilla and Mr. Volosin
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:

**Robert Downey Minor Subdivision
3365 Washington Road, Parlin
Block 337, Lot 2**

**Atty: Mr. George W. Pressler, Esq.
Law Office of George Pressler
332 Cranbury Road
East Brunswick, NJ 08816**

Chairman Tighe made a motion to accept the resolution. Mr. Macagnone made a motion to accept; seconded by Councilman Lembo

Roll Call:

YES: Ms. Lee, Chairman Tighe

NO: none

ASTAIN: none

ACCEPTANCE OF MINUTES:

Mr. Tighe made a motion to accept the Minutes of May 16, 2018 & June 13, 2018 meeting. Councilman Lembo made a motion to accept; seconded by Ms. Lee; the decision was unanimous.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

**Crossman/Mocco Property – Area of Need of Redevelopment Study
Block 249, Lot 1; Block 250, Lot 1; Block 251, Lot**

Peter Van Den Kooy from CME Associate qualifications – he is a licensed professional planner in the State of NJ; AICP certification and has handled presentations, such as this to numerous planning boards. Mr. Macagnone accepted his credentials and Mr. Rogoff swore Mr. Van Den Kooy in.

Mr. Rogoff, asked if he was one of the two authors of the redevelopment study for the above referenced location and dated January 24, 2018, he stated yes. This report has become part of the record and evidence and noted as Exhibit A-1.

Mr. Van Den Kooy will provide a broad overview and the findings are page 17 & 18. He references the block and lots and the study in 3 sections; Study Area Characteristics; Study Area Zoning Classification and Criteria Assessment. This location/study is approx. 158 acres in size. It is shown on the exhibit A-2(map is within the study page 3) – residential to the north, west and south and commercial in other directions – property is vacant with no improvements. This property has freshwater wetlands; associated floodplains; tree stumps and fill materials. In regards to Zoning, starting on page 7 – block 251, Lot is located in the SED district and Block 250, Lot 1 and Block 249, Lot is located in PD-7. The uses are noted in the report. On page 12, CME found this is consist in the master plan but also the redevelopment plan. With regard to the criteria that falls into this, please refer to C/D/E of the NJSA 40A:12A-5 study.

Within his finding, the criteria and professional opinion is that the study area meets the three (3) of the statutory criteria to be designated as a non-condemnation area in need of redevelopment pursuant to the local redevelopment and housing law – NJSA 40A:12A-5.

The member did not have any questions and Mr. Macagnone made a motion to open up the public portion; seconded by Ms. Lee. There is was 1 person in the audience; Public portion was closed by Chairman Tighe and seconded by Ms. Lee. Mr. Rogoff also provides on record that the planning board provided notice under NJSA 40A:12A-6 notice in the newspaper & property owner, Ms. Magnani stated yes.

Ms. Lee made a motion; Seconded by Councilman Lembo that the Planning Board accept the study and agree this location meets the criteria to as a need of redevelopment and designated as a non-condemnation area in the need of redevelopment;

Roll Call-

YES: Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, and
Chairman Tighe

NO:

ABSTAIN:

Study Recommended

We are going to cancel the August 1st meeting.

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

Respectfully submitted,

Beth Magnani
Planning Board Secretary