

**SAYREVILLE PLANNING BOARD
MINUTES OF DECEMBER 5, 2018**

The regular meeting of the Board of Adjustment was called to order by Mr. Tighe, Chairman and opened with a salute to the flag. Mr. Tighe announced that the meeting was being conducted in accordance with the Sunshine Law.

Members of the Board of Adjustment present were: Mr. Tighe, Mr. Macagnone, Mr. Volosin, Mr. Chodkiewicz, Councilman Lembo, Ms. Lee, Ms. Mantilla, Mr. Kelly

Absent Members: Mr. Bello, Mr. Davis, Ms. O'Leary

Also present were: Mr. Rogoff, Attorney, Mr. Cornell, Engineer, and Mr. Leoncavallo, Planner

Before beginning the application hearings, Mr. Rogoff swore in new Board Member, Kevin Kelly.

Chairman Tighe then asked for a moment of silence in memory of our former President, George H.W. Bush

CMC Steel NJ (Gerdau)

1 Crossman Rd.

Informal

Michael Watski, Plan Engineer for CMC Steel (former Gerdau Steel) addressed the board thanking them for the informal meeting. Craig Loughlin of CMC Steel, US LLC purchased Gerdau Steel on 11/5/18 and this is now the legal name. They are seeking approval to build a low cost weather center for maintenance of large vehicles on site. This is a service that operates 24/7. The container will have a steel roof structure and they presented a picture of the site and plan. It will have a concrete pad sloped for fluid spills. The roof will be supplied by Steel Roof Solutions. The container will be on the north end of the property and will not be visible as this will be in the back of the property. It will be 400' from the nearest property and will be 19' tall; there will be no increase in employees.

Mr. Chodkiewicz asked if there would be any lighting and fire suppression. They met with the Construction Dept. and they recommended that they come to the Planning Board for an informal before a formal Site Plan review. Mr. Tighe asked if they were just doing one, Mr. Loughlin said "yes." Mr. Macagnone said it was somewhat similar to doing the same type of work under a carport. Mr. Chodkiewicz suggested the manufacturer provide documentation for heavy winds/snow when they come back with their formal plan. Ms. Mantilla asked about the concrete pad being sloped; Mr. Loughlin said this was necessary in the event of gas, oil, and hydraulic fluids; they would be contained and disposed of properly. Mr. Tighe it would be drained to a holding bin. Ms. Mantilla asked if the procedure was implemented; Mr. Watski said it was implemented. Ms. Lee said there is no option there today and this provided an economical option as well as providing a safer environment to the workers.

Mr. Volosin asked why a Site Plan was necessary; Jay Cornell said due to the size and impervious coverage a Site Plan was necessary. Mr. Kelly said it appeared to be 4 containers showing 40' across the front and back. He stated that the worker could still be exposed.

Both Mr. Watski and Mr. Loughlin thanked the Board for their comments and stated they would be returning with their application.

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Robert Downey

5 Yorkshire Pl/5 Warwick Rd.

Mr. Pressler, attorney for the applicant addressed the board regarding the minor subdivision they were seeking. He stated they thought all residents had been notified; however, they have been informed that one person on the 200' listing was not notified. Therefore, they are asking that their application be held over until the January meeting with no further notice to those already notified.

Mr. Rogoff addressed those residents present and stated that the application would be carried over to the January 16, 2019 meeting at 7:30 PM with no further notice. One of the residents present asked how residents not present tonight would be informed. Mr. Tighe suggested that residents reach out to each other. Another resident present asked what exactly Mr. Downey was doing on the lots; Mr. Tighe suggested that they speak with him outside the Council Chambers. He stated the board would have discussions on January 16, 2019.

Mr. Tighe asked for motion to hold this application over until the January 16, 2019 meeting. Mr. Macagnone made motion; Ms. Lee seconded, motion carried.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATION

Mr. Tighe asked everyone if they had a chance to review the tentative meeting dates for 2019. Jay Cornell stated that the Mayor and Council would not be doing their Reorganization Meeting until January 5, 2019, therefore, the new appointments will not be available for the Planning Board Reorganization on January 2, 2019. He suggested that the Reorganization Meeting be moved to January 16, 2019. He also suggested the December meeting be left for December 4, 2019 as the Zoning Board was meeting on December 11, 2019. Two meetings will be scheduled per month and based upon applications if necessary one may be cancelled.

Mr. Tighe then thanked Councilman Lembo for his participation on the Board and all his input.

A discussion took place regarding a Proposed Amendment to the By-Laws of the Planning Board regarding the possibility of all preliminary and/or final major subdivisions, major site plans or minor plans and conditional use permits that the applicant shall be required to engage the services of a certified shorthand reporter and provide the Board with a transcript of the proceedings within ten (10) days of the date of the public hearing at which action was taken by the Board. At the Board's discretion this requirement may be waived upon written request to the Chairman of the Board within ten (10) days of the public hearing or may be waived after the hearing of the application.

Mr. Rogoff suggested that this be a part of the application process with more involved hearings. Mr. Macagnone felt the process should be made as easy as possible if the applicant wants to waive, such as, when the application is for a minor subdivision/site plan, Mr. Rogoff agreed. Mr. Macagnone asked if this process was to approve the minutes, Mr. Rogoff said "no." Jay Cornell said the minutes would not change; Mr. Rogoff said this was just a recommendation. Mr. Volosin if the company brings their own we would get copy; Mr. Rogoff stated the process was to properly draft resolutions. Mr. Macagnone suggested that minor subdivision/site plan be removed. Mr. Tighe said this would have to be part of the application process. Mr. Rogoff said Beth would still be doing the minutes. Mr. Macagnone asked when this would take effect. Mr. Rogoff when and if approved; Mr. Macagnone suggested January 2019.

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Mr. Tighe asked for motion to approve/deny the Amendment Change. Mr. Macagnone made motion to approve with the changes discussed, Mr. Lembo seconded. Roll Call:

Yes: Mr. Tighe, Mr. Macagnone, Councilman Lembo, Ms. Lee

No: Mr. Volosin, Mr. Chodkiewicz, Ms. Mantilla, Mr. Kelly

As this was a tie vote it is not approved.

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MEMORIALIZATION OF RESOLUTIONS

None

ACCEPTANCE OF MINUTES

Mr. Tighe asked for motion to approve and accept the minutes of the October 3, 2018 meeting. Mr. Chodkiewicz made motion to accept the minutes Ms. Lee seconded, motion carried.

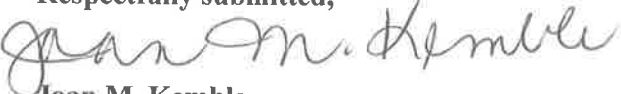
PUBLIC PORTION

Mr. Tighe asked for motion to open Public Portion; Mr. Chodkiewicz made motion; Mr. Macagnone seconded, motion carried. No one spoke. Mr. Tighe made motion to close Public Portion, motion carried.

ADJOURNMENT

There being no further business to discuss, Mr. Tighe asked for motion to adjourn, Ms. Lee made motion to adjourn; Mr. Chodkiewicz seconded, motion carried.

Respectfully submitted,


Joan M. Kemble