

SAYREVILLE PLANNING BOARD

MINUTES OF May 15, 2019

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. Chodkiewicz, Councilman Dalian, Mr. Kelly, Ms. Lee, Mr. Macagnone, Ms. Mantilla and Chairman Tighe

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

Amended Resolution of the Planning Board of the Borough of Sayreville, Middlesex County, NJ Not Recommending the Fulton's Landing Redevelopment Plan Set Forth in the Report Dated 4/11/2019 Prepared by Heyer, Gruel & Associates.

ROLL CALL VOTE:

YES: Mr. Chodkiewicz, Councilman Dalian, Mr. Kelly, Ms. Lee, Mr. Macagnone, Ms. Mantilla

NO: n/a

ASTAIN: n/a

Amended Resolution of the Planning board of the Borough of Sayreville Denying the Addendum to the Land Use Element and the Circulation Plan Element of the 2013 Master Plan of the Borough of Sayreville as set Forth in the Report dated 4/25/2019 Prepared by Heyer, Gruel & Associates.

ROLL CALL VOTE:

YES: Mr. Chodkiewicz, Councilman Dalian, Mr. Kelly, Ms. Lee, Mr. Macagnone, Ms. Mantilla

NO: n/a

ASTAIN: n/a

ACCEPTANCE OF MINUTES:

None

SITE PLANS/SUBDIVISION HEARINGS:

Educational Services Commission of New Jersey – Capital Review

Mr. Anthony Vignuolo, Esq representing Educational Services coming in front of the board as a courtesy review. They are coming to the board to inform of an addition to the existing facility noted Center of Lifelong which was built in 2009. The addition would be a needed fitness center. The property is located at 333 Cheesecake Road, Parlin section. Lot 1.02, Blk 27 in a L1 zone.

Mr. Rogoff made note that this project would be under NJSA 40:55d-31; refers specially to school boards.

Mr. Moran was sworn in. Mr. Moran is a BA and Board Secretary of Educational Services Commission. The current facility fitness center is not large enough to service all students and accommodate the public use in the evenings. Their services are being expanded to adult commission services to disabled adults, the addition will also serve as an employment center for the disabled adults. The school enrolls 200 students.

Mr. Campisano was sworn in. Mr. Campisano is a NJ licensed architect for approx. 30 years. Mr. Macagnone makes a motion to accept his credentials, Councilman Dalina seconds, the board is all in favor. The renderers to the left is marked A-1 and to the right marked A-2. 18,000 SF 2 story fitness center addition; 13,000 first floor with open atrium and approx. 5,000 SF mezzanine area on the second floor. The plans that were submitted to the board are marked A-3. Mr. Campisano has met with Mr. Miick from Construction and Mr. Moran to discuss the plans which will take approx. 9-11 months for completion. There is no issue with parking.

Mr. Cornell notes Exhibit A-3 which is the engineering plans, with regard the table marked as parking – based on the table mentions 100 additional employees with 100 parking places, which shows a deficient of 100. 219 spaces which is adequate to the building and the proposed addition. Mr. Campisano stated his firm will revise the mistake on the table.

Per Mr. Cornell agrees the facility is located in the correct zone and is consistent to the master plan.

Mr. Macagnone notes that this is the ideal location and a great presentation. Chairman thanks Mr. Moran for taking care of the building.

Chairman Tighe notes the board will vote for a favorable recommendation based on the presentation and plans that were submitted. Members are all in favor, motion carried.

Informational Update: North American Properties (NAP) ~ Riverton

Jennifer Phillips Smith, Esq. with Gibbons PC attended on behalf Sayreville Seaport Associates Urban Renewal, which is the master redeveloper for the former National Lead Site. This information update is general overview of the entire project and start to discuss the proposed Amendment of the Waterfront Redevelopment Plan.

The proposed Amendment of the Waterfront Redevelopment Plan is in front of the board for review. The waterfront redevelopment plan initially adopted in 1999 and has been amended numerous times over the years; most recent in 2013. The council in April adopted a resolution to forward the proposed amendments to the Planning Board to review and transmit back to council. The changes were mentioned during the April meeting.

Ms. Phillips Smith notes one further change for the board on the proposed amendment; Page 3 ii, paragraph 12 – there are blank lines for dates;

Mr. Rogoff states, it refers to master redevelopment agreement – how do you know the date of that? Ms. Phillips Smith states the date of the agreement is May 14, 2008 – the other issue – judgement of propose – final court order to enter for the Affordable housing in Sayreville – suggested the wording if such judgement is in effect can be added. Mr. Rogoff stated they do not have a date. The paragraph in which it states the design and construction the age targeted residential units must comply with the state and federal fair housing act – they recommendation the NJSA 52:27D-1 NJSA 10:5-12.05.

Ms. Lee is concerned about #13; continue care and retirement community. Her concern is that this can be converted to a rehab center and looking for any language to help Sayreville that this cannot be converted. Ms. Phillips Smith makes mention that this is a redevelopment plan, so a D Variance would not be permitted for anything within the agreement. A use variance is not available in a redevelopment area.

Mr. Macagnone made a motion to approve the agreement with the noted changes as suggested, Ms. Lee seconded. Roll Call:

YES: Mr. Chodkiewicz, Councilman Dalian, Mr. Kelly, Ms. Lee, Mr. Macagnone, Ms. Mantilla and Chairman Tighe

NO: n/a

ABSTAIN: n/a

Chairman Tighe made a motion to open the public portion, Ms. Lee accepted; seconded by Councilman Dalian, motion carried.

Edward Little
12 Pero Court, Sayreville

He would like to mention about the nursing home, his mother broke her leg and needed to go into rehab center/nursing home. Once she knew it was a nursing home, she didn't do anything for rehab and passed away. At the town council meeting, someone mentioned that what development the board or town is doing is not separate entities. He is asking about the entire by-pass having sidewalks? He would love to see what changes the board made with the by-pass. Chairman Tighe and Mr. Macagnone states they were no vote on the by-pass and was not part of what we did last week. The circulation plan was not amended based on their vote last week.

Mr. Cornell states the existing master plan shows the by-pass running beyond Kimball Drive East running pass Crossman Road and going out to the NL property. Master plan also indicates extension of Lakeview Drive out to Main Street. The hearing that Mr. Little attended, the amended master plan was to eliminate the extension of Lakeview Drive. There was no mention of the by-pass. The amended master plan was not approved by the board. The circulation is still the same showing the extension of Lakeview and full by-pass road. Mr. Little's concern is about safety and quality of life for the residents.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting will be June 5th.

Chairman Tighe made a motion to adjourn, Councilman Dalian accepts; Mr. Chodkiewicz seconded.

Respectfully submitted,

Beth Magnani
Planning Board Secretary