

SAYREVILLE PLANNING BOARD

MINUTES OF September 11, 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 Dalina, Mr. Kelly, Ms. Lee, Mr. Macagnone, Ms. O'Leary, Mr. Volosin and Chairman Tighe

Absent Members: Mr. Davis, Ms. Mantilla

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:

The Place at Sayreville, LLC

Blk 175, Lot 10.01

Atty: Mr. Chad Warnken, Esq.

Archer & Greiner, PC

10 Highway 35

Red Bank, NJ 07701

Councilman Dalina made a motion to accept the resolution; seconded by Ms. Lee.

ROLL CALL:

YES: Mr. Chodkiewicz, Mr. Kelly, Ms. Lee, Ms. O'Leary, Chairman Tighe

NO:

ASBSTAIN:

ACCEPTANCE OF MINUTES:

Ms. Lee made a motion to accept the Minutes of August 21st meeting; seconded by Ms. O’Leary Kelly, motion carried.

SITE PLANS/SUBDIVISION HEARINGS:

**American Pile Driving Equipment – Site Plan
Hartle Street, Sayreville
Blk 59.01, Lot 1.06
Atty: Ms. Chiara Mancini, Esq.
Heilbrunn Pape
516 Highway 33, Suite 101
Millstone, NJ 08535**

Ms. Mancini stated she has received the professional reports and made part of the record and into evidence. Mr. Rogoff asked if she has any objections to the conditions within either report, Ms. Mancini stated, no. The reports are Mr. Cornell’s CME engineer report dated September 11, 2019 & Mr. Leoncavallo professional planner report dated September 7, 2019.

Ms. Mancini wanted to confirm that board secretary, Ms. Magnani and Mr. Rogoff had received the notice packet and the client is in jurisdiction to be heard. Mr. Rogoff, stated yes.

She represents the applicant American Pile Driving (AEP) that is located at the above noted address. This is an application of a minor site plan for an expansion of an outdoor storage area and modification of parking area. They are requesting a relief for the following bulk variances: 1. Location of parking area in the front yard setback, 2. the height of the outdoor storage fence. 3. The landscape area (which is an existing condition).

Mr. Andrew French of French & Parrello Associates professional engineer was sworn in. Mr. French’s credentials BA of Science Degree from NJIT and licensed professional engineer in the state of NJ and has been before the board before. Ms. Lee made a motion to accept his credentials, seconded by Councilman Dalina. Motion carried.

Mr. French marked his plans – A-1; enlarged map, Arial photo of the surrounding properties. The yellow dotted is noting the subject area. The applicant has been located on this site since 2004. The area on the east, west and south have the same type of uses. The

Northside is a freight railroad. Existing 9,000sf building, existing outdoor storage area on east and rear of building. Front has parking area and 2 access driveways off of Hartle Street. The proposed improvements – the landscaping plan mentioned Sheet 1 revised 8/7/19 (part of the set). The proposed is to take part of the parking area and relocate the existing 8' fence; enlarging the existing storage area by 25' x 150 in that location. This will enclose that area and provide the additional storage needed. By taking the portion of parking for storage, they are looking to add parking in the front of the property. Adding additional parking off the driveway 8 parking spots – total of 14 spaces. Ordinance requires 12 –they are in compliance. The grading for the parking will be minimal – since it's already flat. The storage area will need a constructed retaining wall and they will comply with grading requirements. Drainage – less than acre of disturbance; storm water management is not required. Maintaining the existing drainage patterns. Landscaping proposed with evergreen shrubs in the front of the property and the fence area will have new evergreen shrubs and trees to screen and enhance the frontage of Hartle Street. Lighting – existing lights were approved prior 25' high LED fixtures. 3 poles – 1 near existing front of parking area; 2 near the storage (proposed area) and building. 1 proposed pole – near new parking area. Circulation – 30' wide 2 way driveway and open gate into storage. Signage no signs proposed; only a traffic sign.

Ms. Mancini refers to Engineer CME's report dated 9/11/2019 A- 1-7; Mr. French states they will comply and request design waivers. B, C & D – they will comply. Mr. Leoncavallo's report; Mr. French states they will comply and mentioned all items within his testimony.

Ms. Allison Coffin of James W. Higgins Associates was sworn in. Ms. Coffin is a NJ license professional planners, AICP. She has testified prior in the Borough. Councilman Dalina made a motion to accept her credentials, Mr. Volosin, seconded, motion carried.

Ms. Coffin has reviewed the application, met with applicant, read the professional report and visited the site. We have property that is 91,656 SF; it's a nearly square lot with frontage on Hartle and the Raritan railroad in the rear and is currently development with APE facility. The lot is zone SED and the use is permitted and they are requesting 2 variances; parking lot location and fence height. Bulk C variance – C1 standard which Ms. Coffin feels that is not implacable and C2 standard. In her opinion she feels these are C2 variances. Based on the MLUL in regard to purpose G and purpose I. The benefits out weight the detriments. The use is permitted there is no harm to the master plan.

Public section was opened and closed. No public came to speak.

Mr. Macagnone makes a motions to accept the application and grant the 3 design waivers and 2 variances; Ms. Lee seconded.

ROLL CALL:

YES: Mr. Chodkiewicz, Councilman Dalina, Mr. Kelly, Mr. Lee, Mr. Macagnone, Ms. O'Leary, Mr. Volosin and Chairman Tighe.

NO:

ASTAIN:

Application GRANTED.

Gump Industries II – Site Plan

Bob Downey

302 Jernee Mill Road

Blk 58, Lot 3.02

Atty: Mr. George Pressler, Esq.

Law office of George Pressler

332 Cranbury Road

East Brunswick, NJ 08816

Mr. Volosin has a conflict with the applicant and has stepped down and is sitting in the audience. Ms. O'Leary noted that Mr. Downey had worked for her 15 years ago, Chairman Tighe noted 10 year ago and Mr. Chodkiewicz stated 15 years ago, as well. Mr. Rogoff wants to ensure that all members are transparent and have no issues with local governing ethics law; he reviewed what their declared which are very old connections with the applicant. Mr. Rogoff and Mr. Pressler both feel there are no conflicts based on the old connections.

Mr. Pressler represent the applicant Gump Industries II; Robert Downey is present and engineer is present as well for any board questions. The application is located at the above referenced location. The zone is SED. The applicant is seeking preliminary and final approval with certain waivers of site plan requires. Bulk variance – front and side yard. Mr. Pressler acknowledges receipt of CME's engineer report of September 11, 2019 and Mr. Leoncavallo's planner report dated September 10, 2019. Both reports are accepted; placed into evidence and applicant will comply with all matters within the reports. Mr. Rogoff states, 6 designs waivers and 2 variances; Mr. Pressler states yes. Mr. Cornell informs the board that all are existing conditions, they are not being modified – this is a building addition.

Mr. Downey is sworn in. Mr. Downey is the owner and this location is where is office is. He purchased the property and was in front of the board in 2008. He has not made any

other improvements to the building but as of last year he purchased 50' of land from the Gillette family. Mr. Rogoff was present during that hearing. Based on the engineer's report, the building plan was submitted and will have the same look as the existing building. The plan was provided to the members and the planning board office for review prior to the meeting. The proposed use 12' high ceiling, with wood and concrete board to match. The area will be heavily insulated to keep product and equipment warm. Small heated area to keep product and work on small projects. The current building does not have a space for this type of use area. 1,100 SF (22'x50') new area. Within the planner report, Mr. Downey states the construction materials will be 2x6 walls, trust roof, fixed windows and cement board and stucco to match existing building. Mr. Downey states the neighbors are all commercial companies, no residential within the area.

Public portion was opened and closed. No one came to speak.

Mr. Macagnone made a motion to approve the application and grant the waivers as identified within Mr. Cornell's report; seconded by Mr. Chodkiewicz.

ROLL CALL:

YES: Mr. Chodkiewicz, Councilman Dalina, Mr. Kelly, Mr. Lee, Mr. Macagnone, Ms. O'Leary and Chairman Tighe.

NO:

ASTAIN:

Application GRANTED

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting is canceled on September 18, 2019 & October 2, 2019. We will have a meeting on October 16, 2019.

Mr. Cornell's states we have a few pending applications; Camelot at Main Street - affordable housing and Riverton is in technical review at this time.

Public portion was opened and closed.

Chairman Tighe made a motion to adjourn, Mr. Chodkiewicz seconded.

Respectfully submitted,

Beth Magnani
Planning Board Secretary