

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF January 17, 2024**

The re-organization meeting of the Sayreville Planning Board was called to order by Mayor O'Brien and opened with a prayer and salute to the flag. Mayor O'Brien announced that 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: Mayor O'Brien, Mr. Daniel Ellmyer, Councilman John Zebrowski, Mr. Bolton, Mr. Buchanan, Mr. Muller, Mr. Shah, Mr. Allegre, Ms. Lahrman and Mr. Tighe

Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

#### **AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:**

**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller makes a motion to accept the December 6, 2023 meeting minutes; seconded by Mr. Allegre. Motion Carried.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Next meeting will be February 7<sup>th</sup>. Mr. Cornell informed the members that we have one site plan application to be heard, 2069 Highway 35, LLC. This applicant is currently in a lawsuit with the Borough.**

**Public portion was opened**

**Joseph Carminzin  
322 Ernston Road**

**He has had an issue with the location 216 Ernston Road, the mosque. Under his understanding there are plans and photos and underground parking on their website. He was wondering what the next steps were and was hoping that the board can request a private traffic study to be completed with their escrow funds. Chairman Tighe asked Mr. Cornell to provide an update.**

**Mr. Cornell advises there are two issues. Mayor and Council has litigation with them for the past violations. The application is scheduled to be heard on February 21, 2024 to make a presentation for a site plan approval. He will receive notice since he is within 200' notice from the property and will have the opportunity to listen to their presentation and ask and voice concerns and questions.**

**Mr. Carminizin states that an application for approval was submitted to the county, he wasn't sure if that was too early. He wanted to know if they approve it, can the planning board still deny them?**

**Mr. Cornell states that this is a county road, and they have been working with them for site improvements to the road. They will discuss and address the site concerns at the February meeting.**

**There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**

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Absent Members: n/a

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**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

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**Respectfully submitted,**

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Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

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**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

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**There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.**

**Respectfully submitted,**

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Planning Board Secretary**

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Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

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**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

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**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

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**Respectfully submitted,**

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Absent Members: n/a

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**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

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Absent Members: n/a

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**NO: Mr. Buchanan**

**ABSTAIN:**

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**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**



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**ROLL CALL:**

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**NO:**

**ABSTAIN:**

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**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

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Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

#### **AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:**

**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller makes a motion to accept the December 6, 2023 meeting minutes; seconded by Mr. Allegre. Motion Carried.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Next meeting will be February 7<sup>th</sup>. Mr. Cornell informed the members that we have one site plan application to be heard, 2069 Highway 35, LLC. This applicant is currently in a lawsuit with the Borough.**

**Public portion was opened**

**Joseph Carminzin  
322 Ernston Road**

**He has had an issue with the location 216 Ernston Road, the mosque. Under his understanding there are plans and photos and underground parking on their website. He was wondering what the next steps were and was hoping that the board can request a private traffic study to be completed with their escrow funds. Chairman Tighe asked Mr. Cornell to provide an update.**

**Mr. Cornell advises there are two issues. Mayor and Council has litigation with them for the past violations. The application is scheduled to be heard on February 21, 2024 to make a presentation for a site plan approval. He will receive notice since he is within 200' notice from the property and will have the opportunity to listen to their presentation and ask and voice concerns and questions.**

**Mr. Carminizin states that an application for approval was submitted to the county, he wasn't sure if that was too early. He wanted to know if they approve it, can the planning board still deny them?**

**Mr. Cornell states that this is a county road, and they have been working with them for site improvements to the road. They will discuss and address the site concerns at the February meeting.**

**There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF January 17, 2024**

The re-organization meeting of the Sayreville Planning Board was called to order by Mayor O'Brien and opened with a prayer and salute to the flag. Mayor O'Brien announced that 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: Mayor O'Brien, Mr. Daniel Ellmyer, Councilman John Zebrowski, Mr. Bolton, Mr. Buchanan, Mr. Muller, Mr. Shah, Mr. Allegre, Ms. Lahrman and Mr. Tighe

Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

#### **AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:**

**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller makes a motion to accept the December 6, 2023 meeting minutes; seconded by Mr. Allegre. Motion Carried.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

Next meeting will be February 7<sup>th</sup>. Mr. Cornell informed the members that we have one site plan application to be heard, 2069 Highway 35, LLC. This applicant is currently in a lawsuit with the Borough.

Public portion was opened

**Joseph Carminzin  
322 Ernston Road**

He has had an issue with the location 216 Ernston Road, the mosque. Under his understanding there are plans and photos and underground parking on their website. He was wondering what the next steps were and was hoping that the board can request a private traffic study to be completed with their escrow funds. Chairman Tighe asked Mr. Cornell to provide an update.

Mr. Cornell advises there are two issues. Mayor and Council has litigation with them for the past violations. The application is scheduled to be heard on February 21, 2024 to make a presentation for a site plan approval. He will receive notice since he is within 200' notice from the property and will have the opportunity to listen to their presentation and ask and voice concerns and questions.

Mr. Carminizin states that an application for approval was submitted to the county, he wasn't sure if that was too early. He wanted to know if they approve it, can the planning board still deny them?

Mr. Cornell states that this is a county road, and they have been working with them for site improvements to the road. They will discuss and address the site concerns at the February meeting.

There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.

Respectfully submitted,

**Beth Magnani  
Planning Board Secretary**



## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF January 17, 2024**

The re-organization meeting of the Sayreville Planning Board was called to order by Mayor O'Brien and opened with a prayer and salute to the flag. Mayor O'Brien announced that 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: Mayor O'Brien, Mr. Daniel Ellmyer, Councilman John Zebrowski, Mr. Bolton, Mr. Buchanan, Mr. Muller, Mr. Shah, Mr. Allegre, Ms. Lahrman and Mr. Tighe

Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

#### **AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:**

**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller makes a motion to accept the December 6, 2023 meeting minutes; seconded by Mr. Allegre. Motion Carried.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Next meeting will be February 7<sup>th</sup>. Mr. Cornell informed the members that we have one site plan application to be heard, 2069 Highway 35, LLC. This applicant is currently in a lawsuit with the Borough.**

**Public portion was opened**

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**He has had an issue with the location 216 Ernston Road, the mosque. Under his understanding there are plans and photos and underground parking on their website. He was wondering what the next steps were and was hoping that the board can request a private traffic study to be completed with their escrow funds. Chairman Tighe asked Mr. Cornell to provide an update.**

**Mr. Cornell advises there are two issues. Mayor and Council has litigation with them for the past violations. The application is scheduled to be heard on February 21, 2024 to make a presentation for a site plan approval. He will receive notice since he is within 200' notice from the property and will have the opportunity to listen to their presentation and ask and voice concerns and questions.**

**Mr. Carminizin states that an application for approval was submitted to the county, he wasn't sure if that was too early. He wanted to know if they approve it, can the planning board still deny them?**

**Mr. Cornell states that this is a county road, and they have been working with them for site improvements to the road. They will discuss and address the site concerns at the February meeting.**

**There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**

## **SAYREVILLE PLANNING BOARD**

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Members of the Planning Board present were: Mayor O'Brien, Mr. Daniel Ellmyer, Councilman John Zebrowski, Mr. Bolton, Mr. Buchanan, Mr. Muller, Mr. Shah, Mr. Allegre, Ms. Lahrman and Mr. Tighe

Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

#### **AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:**

**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller makes a motion to accept the December 6, 2023 meeting minutes; seconded by Mr. Allegre. Motion Carried.**

**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

**Next meeting will be February 7<sup>th</sup>. Mr. Cornell informed the members that we have one site plan application to be heard, 2069 Highway 35, LLC. This applicant is currently in a lawsuit with the Borough.**

**Public portion was opened**

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**Mr. Cornell advises there are two issues. Mayor and Council has litigation with them for the past violations. The application is scheduled to be heard on February 21, 2024 to make a presentation for a site plan approval. He will receive notice since he is within 200' notice from the property and will have the opportunity to listen to their presentation and ask and voice concerns and questions.**

**Mr. Carminizin states that an application for approval was submitted to the county, he wasn't sure if that was too early. He wanted to know if they approve it, can the planning board still deny them?**

**Mr. Cornell states that this is a county road, and they have been working with them for site improvements to the road. They will discuss and address the site concerns at the February meeting.**

**There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**

## **SAYREVILLE PLANNING BOARD**

### **MINUTES OF January 17, 2024**

The re-organization meeting of the Sayreville Planning Board was called to order by Mayor O'Brien and opened with a prayer and salute to the flag. Mayor O'Brien announced that the meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

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Absent Members: n/a

Also present were: Mr. Cornell, Mr. Fowler and Attorney from DiFrancesco Bateman

#### **AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:**

**Mayor O'Brien 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.**

**Mayor O'Brien nominated Mr. Tighe as Chairman; Mr. Muller seconded**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Tighe and Councilman Zebrowski**

**NO: Mr. Buchanan**

**ABSTAIN:**

**(Mr. Tighe thanked all members). He took the Chair and went to conduct the rest of the nominations.**

**Councilman Zebrowski nominated Mr. Muller as Vice Chairman; Mr. Buchanan seconded.**

#### **ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Michael Fowler as Board Planner, and seconded by Mr. Allegre.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Bolton, Mr. Buchanan, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mayor O'Brien nominated DiFrancesco Bateman as Board Attorney, seconded by Mr. Muller.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO: Mr. Allegre, Mr. Buchanan**

**ABSTAIN**

**Mr. Muller nominated Jay Cornell, CME Associates as Board Engineer, and seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Mr. Muller nominated Beth Magnani, Secretary; Seconded by Mr. Buchanan.**

**ROLL CALL:**

**YES: Mayor O'Brien, Mr. Allegre, Mr. Buchanan, Mr. Bolton, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah, Chairman Tighe and Councilman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Tighe closed the Reorganization Meeting and opened the regular meeting.**

**ACCEPTANCE OF MINUTES:**

**Mr. Muller makes a motion to accept the December 6, 2023 meeting minutes; seconded by Mr. Allegre. Motion Carried.**



**OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:**

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**Mr. Cornell states that this is a county road, and they have been working with them for site improvements to the road. They will discuss and address the site concerns at the February meeting.**

**There being no further business to discuss, Chairman Tighe made a motion to adjourn; seconded by Mr. Allegre.**

**Respectfully submitted,**

**Beth Magnani  
Planning Board Secretary**