

SAYREVILLE PLANNING BOARD

MINUTES OF March 6, 2024

The meeting of the Sayreville Planning Board was called to order by Vice Chairman Muller and opened with salute to the flag. Vice Chairman Muller 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: Mr. Chodkiewicz, Mr. Daniel Ellmyer, Councilman John Zebrowski, Mr. Muller, Mr. Shah, Mr. Allegre and Ms. Lahrman

Absent Members: Mr. Bolton and Chairman Tighe

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

AT THIS TIME, THE REORGANIZATION MEETING WAS OPENED:

Vice Chairman Muller 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.

MINUTES:

Mr. Allegre made a motion to accept the minutes from February 7, 2024, Councilman Zebrowski seconded. Motion carried.

Public portion was opened.

Mr. Sordillo, Esq. informed the members of the public, they can make any comment about matter within the Planning Board jurisdiction, but it cannot be about a specific application, as there is no hearing on that application scheduled this evening. Any comment to make about a specific application, has to be made when the application hearing is held before the board, the applicant is here and can respond to any comments being made.

**Joseph Karminzin
322 Ernston Road**

He was here to speak about the property in questions. I am here to request a RLUIPA Lawyer to assist. Ask for assistance in this very specific case. As far as a religious there

are specialize lawyer and people to assist. I just want to make sure everyone receives a fair shake between the town and applicant, honestly.

I am here to request on behalf of a lot of Sayreville residents, we all need this statement.

On behalf of the residents of Sayreville, we are requesting a RLUIPA lawyer to be hired as a review and assist on the application of Ernston Road house of worship. While there are qualified people on the planning board, our concern is that they are not religious land use experts and it would be beneficial experts to advise to help preserve as much quality of life as possible surrounding the property and the rest of Sayreville, as this will impact the entire town. Since there is a delay in the hearing application, it would be time appropriate to bring on these professionals now to assist the town and demonstrate to the residents that everything is being done to secure the best possible outcome. If the RLUIPA lawyer exceeds the planning board budget, it is to my understanding maybe the Mayor and Council can vote on this to provide funds. As such RLUIPA review to assess the implications to moving forward with the application in its current form warrant having an expert professional religious land use law can help guide the planning board and community to make sure it's a fair and transparent process for everyone involved. Transparency is vital and regards to a project of this size we are also requesting other independent studies for maybe traffic and environment and noise/light and other impacts to the community.

Public portion was closed.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting will be March 20th. Mr. Cornell informed the members that Heyer & Gruel will be here to discuss the master plan process overview.

Executive Session Resolution was read with regard to Contract Negotiation – Professional Services.

Mr. Chodkiewicz made motion to accept the resolution, seconded by Mr. Allegre.

ROLL CALL:

YES: Mr. Chodkiewicz, Mr. Allegre, Mr. Ellmyer, Ms. Lahrman, Mr. Muller, Mr. Shah and Councilman Zebrowski

NO:

ASTAIN:

Members returned back to meeting.

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

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**