

SAYREVILLE PLANNING BOARD

MINUTES OF April 10, 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. Davis, Mr. Kelly, Ms. Lee, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Ms. Mantilla and Chairman Tighe

Absent Members: none

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:

None

ACCEPTANCE OF MINUTES:

Mr. Tighe made a motion to accept the Minutes of March 13, 2019 meeting. Councilman Dalina made a motion to accept; seconded by Ms. O'Leary; motion carried.

SITE PLANS/SUBDIVISION HEARINGS:

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.

Kevin Poulston, Project Executive provided the board with past history that was discussed approx. a year ago in front of the board. The remediation has been in progress since 2009. The site consist of 3 parcels ~ A, B & C from the east to the west between both sets of bridges across the Raritan River. Parcel A has been designated to green space deeded to the county and state, 55 acres and is not part of the project. Parcel B – is landlocked and will need roadway and geotechnical improvement for future development. All development plans are currently focused on Parcel C. In 2017, the developer hired NAP to execute a new plan. Parcel B/C an easement has been granted to the county in the area of 13.7 acres – permitted greenspace and access to the waterfront. Kevin notes the slideshow of what the walk way may look like with amenities for the public with seating and lighting.

Sayreville Seaport Association “SSA” has invested over \$100M in costs, the county loan is down to \$3.5M from \$40M and the remaining balance will be paid out of the PILOT rab bonds. Remediation cost have exceed \$80M. Garden state Parkway project, SSA committed \$15M towards that project ~ that project will be completed at the end of this year. Other costs, engineer/design \$25M, redeveloper has paid a fee to agency of \$200,000 per year since 2008 and land taxes paid currently \$934,000 a year.

Mr. Poulston provides a detailed history of what NAP handles, in which he informed the board the information last year. He discusses an example of the previous mixed use project called Avalon that NAP has completed in the summer of 2017.

The plan Mr. Poulston refers to was approved by the agency about 6 weeks ago. Red is retail, blue is office, purple is hotel, yellow is apartments and tan/brown – townhome buildings and the cross hatched is various uses over retail. Total program is 6.5 million SF of commercial/retail space, 2,000 residential units. Parcel B – showing a 1M SF of commercial (office buildings, retail and hotel), long term doesn’t get developed for 7 + years. He shows the differences of 2018 plan from today’s plan. NAP’s plan is to start construction at the end of the year in phases – 1a and 1b to start 12 months behind. Anticipate to have site plan applications for phases I, 1a/1b/1c by June 30, 2019.

Chairman Tighe has asked to summarize the addendum; there are three (3) categories of use permitted in the plan: Self storage facilities, used car facilities (not the traditional use car sales lot); alcohol production facilities craft breweries, craft distillery, on trend for this entertainment driven community – they suggested to be added to the redevelopment agreement. There is a change in the parking standards, they added language for structured parking garages. Proposed standard changes to the waterfront walkway based on a study around the country. Preserving gathering spaces for public events. Rooftop

signs are prohibited, and updates to the road access. Suggested a waiver of Veterans name for the streets and the complex name.

Mr. Macagnone asks about references Page number 3, section 2, paragraph 12. Ms. Phillips Smith answers on this item came from a legal discussion, based on the affordable housing and the Federal Fair Housing Act in which families cannot be discriminate. 494 maximum allowed of 3 BR units under the development agreement has been in place since 2012 between a settlement agreement of the borough and developer. Mr. Macagnone is concerned about physical impact study. Per Mr. Poulston, there will be one completed. The PILOT application will be submitted and the study will be a fundamental piece. There are several pieces of the puzzle that need to be placed together. The redevelopment agreement is required to provide funds to the schools.

Chairman Tighe asked the members to what they would like to do. Mr. Chodkiewicz would like further time to review. This document for review will be carried to our May 8, 2019.

Ms. O'Leary refers to the same page noted 3, retirement communities paragraph 13 and 14 change is to add skilled care facilities. No current plan to age restricted residential in the plan. Ms. Lee makes note the concern of this type of wording based on what has happened in the past of changing to a drug rehab facility.

Mr. Poulston has ended his presentation and will return back on May 8th.

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

Robert Krzyzkowski
26 Gillen Drive, Parlin, NJ

He asked, if has a PILOT application been made? Chairman Tighe has stated that he does not believe so and the target date for the end of June. He wanted to know once the application has been provided to the planning board, does the board have or hired an outside professional to review the application in depth. Mr. Rogoff informs Mr. Krzyzkowski that the Governing Board and SERA reviews and makes the PILOT decision. Chairman Tighe notes the Planning Board reviews the land use accordance in the plan

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting on April 17th will be canceled.

Chairman Tighe made a motion to adjourn, Councilman Dalina accepts; Ms. Lee seconded.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**