

SAYREVILLE PLANNING BOARD

MINUTES OF August 14, 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. O'Leary, Ms. Mantilla Mr. Volosin and Chairman Tighe

Absent Members: Ms. Lee, Mr. Macagnone,

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:

n/a

ACCEPTANCE OF MINUTES:

Councilman Dalina made a motion to accept the Minutes of June 5th meeting; seconded by Mr. Davis, motion carried.

SITE PLANS/SUBDIVISION HEARINGS:

Sayreville Economic & Redevelopment Agency (SERA)

Minor Subdivision for River Road Redevelopment

Blk 175, Lots 9, 10, 11, 12.03 & 12.04

Blk 176, Lots 2.02 & 2.04

Atty: Mr. Michael J. Baker, Esq.

Hoagland, Longo, Moran, Dunst & Doukas, LLP

40 Paterson Street, New Brunswick, NJ 08903

Mr. Baker from Hoagland Long representing the Sayreville Economic Redevelopment Agency in regard to the subdivision that is located in the River Road Redevelopment at the above referenced block and lots. Minor subdivision conforming into 3 lots.

Mr. Baker agreed to both professional reports, Mr. John Leoncavallo's report dated August 9th and CME's report dated August 4, 2019. They agreed to all terms and conditions within the reports and noted as exhibits.

Mark Zellina, Sr. Associate of Maser Consulting was sworn in. He is a licensed professional planning and engineer and has previously qualified to testify before land use boards. Councilman Dalina made a motion to accept his credentials, Mr. Davis seconded.

Mr. Zellina identify the drawing, marked Exhibit A-1 as a color plan of the subdivision plan that was submitted. The red lines are the proposed lot. The blue lot 43.5 acres that will remain under the ownership of SERA. The Pink is the proposed lot 10.01 contains 13.75 acres which is for affordable housing within the redevelopment plan. The darker red/brownish for future senior housing under the redevelopment plan which contains 7.27 acres. All 3 lots conform and exceed the min. lot area required by the redevelopment plan and all other requirements. There is no construction proposed by this application. This is strictly a subdivision plan for 3 lots of future consideration.

Mr. Kelly made a motion to open the public portion, seconded by Mr. Chodkiewicz, motion carried.

**Chester Przybylko
503 Main Street, Sayreville**

Mr. Przybylko refers to a letter that was received and he questions about an 11' set back. Mr. Baker states that is for next week's meeting and that is being heard on the 21st. He wants to know what the purpose of tonight's meeting. Mr. Baker advises this is the strict purpose of minor subdivision of this 64 acre area. Chairman informs Mr. Pzyzbylko that his questions should be directed for next week when the applicant. He wants to know how they are approving the subdivision without know the further details of the application. Mr. Rogoff notes 2 different hearings and this is only a minor subdivision of the land.

Councilman Dalina makes a motion to close the public portion, Mr. Volosin seconds, motion carried.

Councilman Dalina makes a motion to accept the application of minor subdivision, Ms. O'Leary seconded.

ROLL CALL:

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

NO:

ASBSTAIN:

Application Granted.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Our next meeting is next week on August 21, 2019.

Public portion was opened and closed.

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

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**