

SAYREVILLE PLANNING BOARD

MINUTES OF August 7, 2024

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with salute to the flag. Chairman Tighe 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. Allegre, Mr. Kandel, Ms. Lahrman, Mr. Muller, Mr. Shah, Mr. Volosin, Councilman John Zebrowski and Chairman Tighe

Absent Members: Mr. Bolton and Mr. Ellmyer

Also present were: Mr. Cornell, Mr. Fowler, and Mr. Sordillo, Esq.

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.

ACCEPTANCE OF MINUTES:

Mr. Muller made a motion to accept the minutes from April 17, 2024; seconded by Mr. Allegre. Motion Carried.

SITE PLANS/SUBDIVISION HEARING:

Draft of Circulation Element, Community Facilities Element & Land Use Element of the Master Plan dated June 22, 2024, prepared by Heyer, Gruel & Associates.

Ms. McKinley Metz, Professional Planner from Heyer, Gruel & Associates and Ms. Hanah Davenport from Heyer, Gruel & Associates presented the three (3) draft element reports, Circulation, Community Facilities and Land Use. This evening is a discussion of what has been proposed within each report, and the formal adoption will be later in October. Ms. Davenport received notice that Sayreville Economic & Redevelopment Agency "SERA" would like to provide comments prior to adoption. Chairman Tighe stated that he received a letter from SERA, with regard to delaying the adoption process. Ms. McKinley stated if the board permits, Heyer Gruel & Associates will meet and discuss their comments. Chairman Tighe stated, he approves this request.

Ms. McKinley provided an introduction and timeline of the Master Plan. Master Plan Reexamination report was adopted in May of 2023. The recommendations in these plans are informed by HGA's 20+ year of experience consulting Sayreville, Borough's Professionals, Municipal staff questionnaires, public outreach collected during the master plan reexamination report preparation. She also informed the members about the steps in the Master Plan process.

The first draft report, Land Use Plan Element primary purpose to examine current development trends within the Borough and establish a vision for future growth. The high-level summary of recommendations below are the following:

- **General – to prepare and adopt Economic Development Plan, create a Flood Hazard Overlay Zone, modernize Ordinance definitions, incorporate design standards regarding sustainability, green building, lighting, and streets.**
- **Zone by Zone Amendments – removing defunct zones, revise permitted and accessory uses where applicable, expand Open Space-Conservation District to reduce future flood risk.**
- **Zoning Map Amendments – Six (6) primary changes, please see attached sheet for reference.**

Next, Circulation Plan Element primary purpose is to provide guidance to the Borough to facilitate the movement of good and people within and around the Borough of Sayreville, incorporating multimodal forms of travel. The high-level summary of recommendations below are the following:

- **Green Infrastructure & Resiliency – EVSE charging, emergency route signage, mitigating flooding through tools such as rain gardens and green parking.**
- **Pedestrian/Bicyclist Connectivity – green paths, enhances pedestrian safety, wayfinding signage, continued intergovernmental collaboration and public safety campaign.**
- **Street & Neighborhood Design – compact mixed-use, cross access, complete streets and infrastructure updates**

Lastly, Community Facilities Plan Element primary purpose is to inventory the Borough's community facilities, including schools, library, emergency services, parks and recreation amenities. The high-level summary of recommendations is the following:

- **Needs – facility, equipment and vehicle upgrades needed throughout the Borough's departments and facilities.**
- **Flood Resiliency – which buildings and amenities should be considered for enhanced flood resiliency design.**
- **Enhanced Community Investment – youth government-career programs, safety trainings and historic preservation.**
- **Accommodating Future Growth – new facilities for youth and seniors, capital improvement planning**

Ms. McKinley and Ms. Davenport thanked the board for their time and they look forward to returning back in October.

Public portion was open and closed, no public was present.

Mr. Cornell informed the board that both October meetings are open. The board decided to carry this until October 2nd. Mr. Sordillo made an announcement that this Master Plan hearing will be carried until Wednesday, October 2nd with no further notice requirement.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting on August 21st. Mr. Cornell informed the Chairman and members of the upcoming hearings, one to include freezer storage facilities on Jernee Mill Road and a Minor Subdivision on Bordentown Avenue.

Public portion was open and closed, no public was present.

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

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**

Sayreville Master Plan Updates

Summary of Proposed Zoning Map Changes			
ID Number	Properties Affected	Proposed Zoning Change	Reasoning for Change
1	Existing R-7 properties along MacArthur & Weber Avenues	R-7 to OSC	Mitigate future flood damage
2	Existing R-7 & PRIME properties within Old Bridge neighborhood (Blocks 1-8)	R-7 & PRIME to OSC	Mitigate future flood damage
	Block 1, Lots 1, 1.01, 2, 3, 3.01, 4, 5, & 5.01	B-2 to OSC	Mitigate future flood damage and eradicate B-2 Zone
3	Block 9, Lot 1	R-7 to SED	Property currently split-zoned; rezone so that zoning for entire lot is consistent
	Block 29, Lot 4.04 Block 17.01, Lots 2, 3, 4, & 5	Expand L1-B3 to include (existing R-10 properties)	Expand scope of future development potential to (a) be consistent with surrounding uses and (b) utilize access to highways
4	Block 29.04, Lots 1.01, 2, & 3.01 Block 30, Lots 1.02, 1.03, 2, 3, & 3.01 Block 31, Lots 1, 2, 3, & 4 Block 33, Lots 1, 1.01, 2, 4.07, 4.08, & 5	B-2 to B-3	Eradicate B-2 Zone
5	Block 168.12, Lots 39, 40, 41, 42, 43, 44, 44.01, 45.01, & 46.01	B-2 to B-4	Eradicate B-2 Zone
6	Block 28, Lot 1 Block 28.01, Lot 1.03	I to PRIME	Permit for a wider and more diverse range of uses that are more compatible with existing adjacent residential uses

