

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
MAY 27, 2015

Members present: Michael Wilday, Thomas Kelly, Richard Moran, Francis Mulvey, Peggy Scarillo, Frank Milatta, Robert Paulukiewicz, Holly Hughes, Mary Szaro

Members absent: Mayor Henry, Councilwoman Noble, Darcy McCabe-Brew

Also present: Angelo Valetutto, P.P., Jason Valetutto, P.P., Andrew Brewer, Esq.

Meeting was called to order followed by the salute to the Flag.

Chairman Wilday stated adequate notice of this meeting has been provided under "The Open Public Meeting Act" by advertisement.

Roll call was taken at this time.

Motion by Richard Moran, seconded by Peggy Scarillo to accept the Minutes of the May 27, 2015 meeting. Motion carried 5-0, 3 abstention.

Mr. Moran noted that there were no reported applications for Completeness.

Southeast Sayreville Development Corporation – Application # 358-15

Transcript attached.

Motion by Peggy Scarillo, seconded by Richard Moran to close the public portion of this application. Motion carried 8-0.

Motion by Peggy Scarillo, seconded by Richard Moran to approve the application as amended, subject to the conditions set forth in the correspondence from AJV Engineering of April 20, 2015, subject to the conditions set forth in this meeting and full compliance with DEP No Further Action requirements. Motion carried 6-1.

Jess & Joni Cohen – Application # 359-15

Transcript attached.

The hearing for this application was continued to the next meeting on June 24 at 7 p.m.

Following testimony, Chairman Wilday called for a brief recess. Roll call was taken to commence meeting.

Informal Hearing – Cambridge Pavers

Robert Toedter, PE, MASCE and President of Cambridge Pavers, Inc., Charles Gamarekian provided an informal presentation of plans to redevelop the site located at Block 152, Lots 2,2.03 and 2.04.

Following is a “Description of Site Re-Development Programming” as supplied by Cambridge Pavers via memorandum on March 31, 2015:

“This 16.05 acre (699,420 sq. ft.) site currently contains two (2) manufacturing buildings, one (1) single-story office building, one (1) maintenance/repair garage, one (1) storage building, and one (1) post-production processing building. The most recently constructed manufacturing building (i.e. the “Tiger Plant”), circa 2005, is the last time modifications to the site were made, and the facility and operation has remained the same since that time. Prior to 2005, the initial site construction was undertaken circa 1986, and included the other manufacturing building (i.e. the “Masa Plant”). A review of the existing operations by Cambridge has revealed that the Masa Plant is incapable of producing the same wall products currently being made in the variety of shapes required, and cannot complete treatments of the end-product in accordance with current industry and Cambridge corporation design and production standards. It is only through the demolition and replacement of the Masa Plant that its manufacturing capabilities can be replaced and enhanced to provide product within the existing and future wall and paver marketplace.

The Cambridge site redevelopment Existing Conditions and Demolition plan illustrates demolition of the existing Masa Plant building along with its service facilities (e.g. cement silos, aggregates and sand loading hopper and feed conveyor, rejects conveyor and holding bin, etc.). The Cambridge site redevelopment Proposed Conditions Plan illustrates construction of a new “Concrete Products Manufacturing Plant” (CPMP) with its required accessory structures (e.g. aggregates and sand loading hoppers, cement silos, expanded aggregates storage bins, etc.). In conjunction with past input from the City of South Amboy and in accordance with NJDEP (New Jersey Department of Environmental Protection) SWPPP (Storm Water Pollution Prevention Plan) regulations for CPM (Concrete Product Manufacturing) facilities, Cambridge has developed a site redevelopment program that addresses many of the concerns related to the past and continuing operations of the facility, including:

- (1) Continuation and extension of an existing solid noise barrier along the southwesterly corner of the property, along the back of the storage bins, and along the side of the storage bin wall closest to Raritan Street;
- (2) Construction of a new solid noise barrier around the proposed loading hoppers for the proposed CPMP;
- (3) Installation of sufficiently sized interior aggregates and sand storage bins such that night-time loading operations for the new CPMP can be minimized to that only as may be necessitated by special conditions;
- (4) Construction of additional outside storage bin capacity to minimize the need to take aggregate and sand deliveries at night or during weekends, except as may be necessitated by special conditions;

- (5) Confining raw material delivery vehicles to areas of the facility that do not require travel between the new building and Raritan Street under normal operating conditions;
- (6) Cement silos that are located between the existing and proposed buildings to additionally reduce the noise of blower assisted bulk tank unloading;
- (7) Placement of the new building as far away from Raritan Street as possible, with location of the paver/wall machine at a position within the building away from Raritan Street;
- (8) Construction of the new building to reduce transmission of noise from within;
- (9) Relocation of the existing loading hopper for the Tiger Plant to a place on the site better protected against noise transmission and a shorter distance from the aggregates and sand storage bins;
- (10) Restriction of normal finished product loading operations to the northwesterly corner of the site, near the designated Raritan Street exit, approximately 300 feet from its intersection with Main Street;
- (11) Constraining, by design, on-site raw material delivery truck traffic to an access drive between the existing and proposed buildings to decrease noise under normal operational conditions; and
- (12) Maintaining the post-development site overall impervious coverage to pre-development limits (i.e. $\leq 39.70\%$).

Programming for the proposed facility reveals that the height of a portion of the new building (i.e. the area over the aggregates and sand storage bins) will be approximately 56 feet. This exceeds the allowable height by zoning ordinance by 6 feet (i.e. 50-feet allowed by the district zoning regulations). However, this height allows sufficient room in inside storage of raw materials to avoid the need to load hoppers with the front-end loaders at night, and constitutes only 19.6% of the proposed 43,888 sq. ft. building. Additionally, the height of three (3) proposed cement silos, mostly obscured by the new building from Raritan Street will be approximately 80 feet. This height is also required to insure that a sufficient quantity of cement can be uploaded during the day to avoid most bulk cement loading during the night.

Parking requirements, based upon gross building area, would require up to 292 spaces and 7 loading/unloading (60'L x 12'W x 15'H) spaces. Historical operational employment has been at or below thirty (30) people, and the fully built-out site is projected to require no more than thirty-seven (37) people, some of whom are on second and third shifts. To accommodate employees, visitors, and deliveries thirty-seven (37) parking spaces are proposed, and the number of loading/unloading spaces is proposed to be increased to fifteen (15). A variance for the number of required parking spaces will be required."

Chairman Wilday opened the meeting to the public. There was no public wishing to speak.

Motion by Peggy Scarillo, seconded by Richard Moran to close the public portion of the meeting. Motion carried 8-0.

Motion by Peggy Scarillo, seconded by Robert Paulukiewicz to adjourn. All in favor.

Stacey Kennedy