



BOROUGH OF SOUTH RIVER PLANNING BOARD REORGANIZATIONAL & REGULAR MEETING MINUTES

January 17, 2023 – 7:00PM

Location: Criminal Justice Center, 61 Main Street, 2nd Level, South River

The Regular Meeting of the Borough of South River Planning Board was called to order by Mayor John Krenzel at 7:00 pm followed by the Pledge of Allegiance. He read the following announcement for the Open Public Meetings Act: *In compliance with Chapter 231 of Public Laws of 1975, adequate notice of this meeting was given by way of Annual Notice filed with the Borough Clerk, the Home News Tribune, The Sentinel and posted in the window of Borough of South River Municipal Building on January 31, 2022. Pledge of Allegiance was recited.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Richard Byrne, Councilman Anthony Ciulla, Michael Clancy, Shirley Dockery, Mayor John Krenzel, Cynthia Urbanik, Donna Zammit, Danielle Ciulla (A2), Cynthia Wilk

Absent: Eric Acs (A1), Hartman Walker, Jr.

Also Present: Art Londensky, Administrator, Thomas Barlow, Attorney, Bruce Koch, Engineer, Todd Bletcher, Planner

REORGANIZATIONAL MEETING MINUTES

BOARD MEMBERS

Re-appointed Board Members were sworn in prior to the start of the meeting:

- Councilman Anthony Ciulla
- Cynthia Urbanik
- Donna Zammit

ELECTION OF THE BOARD CHAIR & VICE CHAIR

Election for Chairperson

Mayor Krenzel called for nominations for Chair.

Ms. Urbanik nominated Cynthia Wilk for Chair. There were no other nominations. Councilman Ciulla seconded the nomination.

Roll Call in Favor: Byrne, A. Ciulla, Clancy, Dockery, Krenzel, Urbanik, Zammit, D. Ciulla, Wilk

Absent: Acs, Walker

Mayor Krenzel turned the meeting to Chair Wilk and she presided over the remainder of the meeting.

Election for Vice Chairperson

Chair Wilk called for nominations for Vice Chair.

Councilman Ciulla nominated Cynthia Urbanik as Vice Chair. There were no other nominations. Ms. Zammit seconded the nomination.

Roll Call in Favor: Byrne, A. Ciulla, Clancy, Dockery, Krenzel, Urbanik, Zammit, D. Ciulla, Wilk

Absent: Acs, Walker



APPOINTMENT OF PROFESSIONALS BY RESOLUTION:

Mayor Krenzel made the motion to approve the six Resolutions by Consent, seconded by Mr. Clancy

1. Appointment of Board Secretary – Julie Moy
2. Appointment of Board Attorney – Thomas Barlow, Esq., Lombardi & Lombardi
3. Appointment of Board Engineer – Bruce Koch, CME Associates
4. Appointment of Board Planner – Todd Bletcher, Bignell Planning
5. Approval of Official Newspaper – Home Tribune and Sentinel
6. Approval of Meeting Dates – 3rd Tuesday of the Month

Roll Call in Favor: Byrne, A. Ciulla, Clancy, Dockery, Krenzel, Urbanik, Zammit, D. Ciulla, Wilk

Absent: Acs, Walker

REGULAR MEETING MINUTES

Approval of Minutes

The motion to approve the regular meeting minutes dated *December 20, 2022* as presented was first moved by Mayor Krenzel, seconded by Ms. Zammit, all in favor by voice vote.

Abstained: A. Ciulla, Clancy

Absent: Acs, Guindi, Walker

Miscellaneous – Roster Review

Members were given a list of their contact information to review and update if needed.

Resolution – None

Completeness – None

Public Hearing

PB-2022-06, D. Andre

411 Whitehead Avenue Block: 369 Lot: 1.01

Application for minor site plan approval.

George Pressler, Esq. represented the applicant. Mr. Pressler summed the application. There was a site visit October 18, 2022 between the applicant, Mr. Pressler and SR professionals to go over the site and plans.

Wayne Ingram, Engineer was introduced and sworn in. Mr. Ingram was previously accepted by this Board as a Professional Engineer. He marked in Exhibit A-1, Page 3 of submitted plans and explained the larger revisions to the plans. He went over the impervious coverage that increased along the front; removed steep slopes and constructed taller wall was installed to allow for more parking. County requested they remove an abandoned large box culver under the roadway. The southern end loading docks were constructed in different configuration which decreased the ability circulate around the building to meet needs of tenant. One of the tenants placed items on the site and is encroaching on northern end of property; applicant will remove tenant's items and will construct a 6' fence in rear to prevent tenant from continuing to store items. The tenant also installed a dumpster in the area and will be removed. Mr. Ingram addressed the site circulation using a rear access, not needing full circulation. Applicant will approach Council to request an easement access and right to utilize the pavement over the Borough property line. A legal access easement for Trap Rock was created so they can access their site. Applicant will add a third row of plantings along the frontage. Mr. Ingram addressed the variances requested; impervious coverage allowed 70%, previously approved 75.5%, currently 78.83%. The site is 100% rented. Mr. Ingram addressed and explained the parking; they currently have 108 spaces. Questions were taken from the Board members. Mr. Ingram marked in Exhibit A-2, Pg. 4 of 12 from the previously approved plans; he addressed the revisions to the site. Mr. Koch addressed his report January 5, 2023 and is satisfied. Mr. Bletcher addressed his report dated November 10, 2022 and is satisfied. The applicant has two additional bulk variances needed; impervious coverage to 78.8% and sign set back. Applicant will submit application and required fees.



The motion to open to the public was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote. Seeing none, the motion to close to the public was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

The motion to approve *File PB-2022-06*, Daniel Andre, 411 Whitehead Avenue was first moved by Councilman Ciulla, seconded by Mr. Byrne

Roll Call in Favor: Byrne, A. Ciulla, Clancy, Dockery, Krenzel, Urbanik, Zammit, D. Ciulla, Wilk

Opposed: None

Absent: Acs, Walker

PB-2022-07, Ria Mar, LLC

60 Hillside Avenue

Block: 171 Lot: 4

Application will be heard for public hearing at the February 21, 2023 meeting.

The motion to carry *File PB-2022-07, Ria Mar, LLC* to the February 21, 2023 meeting was moved by Mr. Clancy, seconded by Ms. Zammit, all in favor by voice vote.

Discussion Item

Master Plan – Todd Bletcher, Bignell Planning

Mr. Bletcher addressed his last report dated November 29, 2022. The three big topic ideas discussed were the flood plain, waterfront and Main St. Workshops and informational sessions were held in 2022. We had multiple discussions on the waterfront and Main Street. We are in the midst of finalizing the waterfront revitalization area. Mr. Bletcher went over the information for the waterfront and the WR zone. He provided a number of uses that we may consider. There were questions and suggestions from the Board. Mr. Bletcher is gathering data and will map it out. There was continued discussion on the WR zone. Mr. Barlow stated that there are a number of steps that have to be taken to amend the Master Plan. Councilman Ciulla reported that the Economic Development Commission (EDC) has created a South River Downtown Alliance (SRDA) which holds a 501(c)(3) that will allow them to apply for grants. He suggested we include SRDA in our downtown related discussions. Members would like to see the map Mr. Bletcher is working on.

Public Comment

The motion to open to the public was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote. Seeing none, the motion to close to the public was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

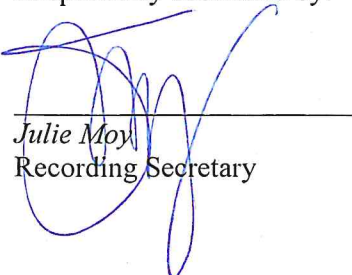
Board Comments

Mayor Krenzel thanked members for their continued participation on the Board. He stated he is looking forward to a good upcoming year.

Adjournment

The motion to adjourn at 8:30 pm was first moved by Mayor Krenzel, seconded by Mr. Clancy, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: February 21, 2023