



BOROUGH OF SOUTH RIVER
PLANNING BOARD
REORGANIZATION & REGULAR

January 18, 2022

MEETING MINUTES

7:00PM – Virtual Meeting

The Reorganization and Regular Meeting of the Borough of South River Planning Board was called to order by Thomas Barlow, Esq. at 7:00 pm followed by the Pledge of Allegiance. He read the following announcement: *“In compliance with Chapter 231 of Public Laws of 1975, the Open Public Meetings Act 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 and posted in the window of Borough of South River Municipal Building on January 7, 2022. Be Further Advised that the Planning Board of the Borough of South River will hold its regular meeting on 3rd Tuesday of every month, at 7:00 p.m., Criminal Justice Center, 61 Main Street, 2nd Level. Meetings are open to the public.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Mayor John Krenzel, Richard Byrne, Michael Clancy, Shirley Dockery, Councilman Peter Guindi, Cynthia Urbanik, Cynthia Wilk, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2)

Absent: Hartman Walker, Jr.

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

REORGANIZATIONAL MEETING

BOARD MEMBERS

Members were sworn in prior the start of the meeting:

Peter Guindi, Danielle Ciulla, Cynthia Wilk

ELECTION OF THE BOARD CHAIR & VICE CHAIR

Nomination(s) for Chairperson

Mr. Barlow opened the floor for nominations for Chairperson for 2022

Ms. Urbanik nominated Cynthia Wilk as Chair, seconded it by Councilman Guindi. Seeing none other, Mayor Krenzel made the motion to close the floor for nominations, seconded by Councilman Guindi, all in favor by voice vote.

The motion to elect Cynthia Wilk as Chairperson for 2022 was first made by Ms. Urbanik, seconded by Councilman Guindi

Roll call in favor: Krenzel, Byrne, Clancy, Dockery, Guindi, Urbanik, Wilk, Acs, Ciulla

Absent: Walker, Zammit

Motion carries



Mr. Barlow turned the meeting over to Chair Wilk. Chair Wilk thanked Ms. Zammit for her leadership during this pandemic year.

Chair Wilk opened the floor for nominations for Vice–Chair for 2022

Nomination(s) for Vice Chairperson

Councilman Guindi nominated Cynthia Urbanik as Vice–Chair, seconded by Ms. Ciulla.

The motion to elect Cynthia Urbanik as Vice–Chair was first moved by Councilman Guindi, seconded by Ms. Ciulla

Roll call in favor: Krenzel, Byrne, Clancy, Dockery, Guindi, Urbanik, Wilk, Zammit, Acs, Ciulla

Absent: Walker

Motion carries

APPOINTMENT OF RESOLUTIONS 1 – 6:

Chair Wilk read the statement for this Board to consider adopting Resolutions 1–6 by Consent Agenda in one motion.

The motion to vote for the Resolutions 1–6 by Consent Agenda was first moved by Councilman Guindi, seconded by Mayor Krenzel

Roll call in favor: Krenzel, Byrne, Clancy, Dockery, Guindi, Urbanik, Wilk, Zammit, Acs, Ciulla

Absent: Walker

Motion carries

The motion to adopt Resolutions 1–6 by Consent Agenda was first moved by Councilman Guindi, seconded by Ms. Zammit

Roll call in favor: Krenzel, Byrne, Clancy, Dockery, Guindi, Urbanik, Wilk, Zammit, Acs, Ciulla

Absent: Walker

Motion carries

- Appointment of Board Secretary
- Appointment of Board Attorney
- Appointment of Board Engineer
- Appointment of Board Planner
- Approval of Official Newspaper
- Approval of Meeting Dates

Ms. Urbanik asked if the newspapers were included in the resolutions; yes, resolutions were provided to all the Members. Ms. Urbanik asked if there were any comments regarding the meeting dates; the 2022 dates were discussed at the December meeting; no additional comments at this time



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

Mr. Acs asked if it is just soil or top soil or a combination; per Mr. Antisell, it will be combination of both.

The motion to approve *File PB #2021-008, Meriam Shenoda*, subject to the conditions accepted by the applicant, was first moved by Councilman Guindi, seconded by Mr. Byrne

Roll call in favor: Krenzel, Byrne, Dockery, Guindi, Urbanik, Wilk, Zammit, Acs

Absent: Walker

Abstained: Clancy

Motion Carries: 8-0

Board Comments

Mayor Krenzel welcomed everyone back, thanked the Members for their participation. He anticipates 2022 to be a busy year. He would like to investigate simplifying the zoning application process for the residents which would save them time, money and enable them to work on their property.

Mayor Krenzel would like the members to participate in additional training. He would like all the members to have a copy of the Cox Book and should be included in the budget this year. He would like to have experts provide tutorials, seminar and provide additional education.

Ms. Urbanik thanked Ms. Zammit for her years on the Board and as past Chair.

Mr. Byrne mentioned the COVID rates has gone down.

Councilman Guindi welcomed new members.

Adjournment

The motion to adjourn at 7:40 pm was first moved by Councilman Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Approved: February 15, 2022