



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

February 15, 2022 – 7:00PM

By Zoom

The Regular Meeting of the Borough of South River Planning Board was called to order by Chairman Zammit at 7:00 pm followed by the Pledge of Allegiance. She read the following announcement in compliance with 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 and posted in the window of Borough of South River Municipal Building on January 31, 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 unless otherwise noted. Meetings are open to the public.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Richard Byrne, Michael Clancy, Councilman Peter Guindi, Cynthia Urbanik, Hartman Walker, Jr., Cynthia Wilk, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2)

Absent: Mayor John Krenzel, Shirley Dockery

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

BOARD MEMBERS

Hartman Walker, Jr. was sworn in prior the start of the meeting.

Approval of Minutes: January 18, 2022

The motion to approve regular meeting minutes dated January 18, 2022 was first moved by Mr. Clancy, seconded by Councilman Guindi. There was an amendment to the minutes.

The motion to approve regular meeting minutes dated January 18, 2022 was made and amended was first moved by Mr. Clancy, seconded by Councilman Guindi, all in favor by voice vote.

Resolution(s)

File PB #2021-008, Meriam Shenoda

58 Rotunda Lane

Block: 363.12

Lot: 18

Mr. Barlow stated that there was a revision made to the initial resolution; applicant does not have to post legal notice, item #6 has been deleted.

The motion to approve *File PB #2021-008, Meriam Shenoda* resolution as amended was first moved by Ms. Zammit, seconded by Councilman Guindi

Roll call with eligibility: Byrne, Guindi, Urbanik, Zammit, Acs, Wilk

Abstain: Clancy

Absent: Krenzel, Dockery

Completeness

PB-2020-004, SRED Property, LLC

205 Main Street

Block: 122

Lots: 1, 10, 10.01



Mr. Barlow stated that the applicant is still required to submit information to Mr. Bletcher and Mr. Koch for consideration. George Pressler, Esq. represented the applicant. He stated that the applicant should be ready for the next meeting; he will provide the extension as required.

The motion to carry *File PB#2020-04* to the March 15, 2022 for completeness was first moved by Ms. Zammit, seconded by Councilman Guindi

Roll Call in Favor: Byrne, Clancy, Guindi, Urbanik, Walker, Zammit, Acs, Ciulla and Wilk

Abstain: None

File PB #2022-01, Rodrigues

26 Virginia Street

Block: 112 Lot: 3 & 10

Application to subdivide lot and construct a single family dwelling

George Pressler, Esq. represented the applicant. He reviewed Mr. Koch’s, which recommends public hearing. He reviewed Mr. Bletcher’s report and will comply specifically referencing items 10 and 11 at time of final hearing. Mr. Pressler stated that this matter was heard in 2011; this is a duplication of that application. The minor subdivision was not perfected by the past owner. Mr. Koch deemed the application complete and recommended it go to public hearing. Mr. Bletcher also recommended to deem the application complete. He stated that the application is similar to the previous application. There are 8 bulk variances and subdivision proposed.

The motion to deem *File PB#2022-01* complete and to be carried to the March 15, 2022 for Public Hearing was first moved by Ms. Zammit, seconded by Ms. Urbanik

Roll Call in Favor: Byrne, Clancy, Guindi, Urbanik, Walker, Zammit, Acs, Ciulla and Wilk

Abstain: None

Public Hearing(s): None

Board Comments

Mr. Byrne asked if the next meeting will be held live or by Zoom. Per Mr. Londensky, the Council has left the decision to each Board; if they choose to do so, there are no restriction. Chair Wilk took a poll to go live or by Zoom.

Zoom: None

Live Meeting: Byrne, Clancy, Guindi, Urbanik, Walker, Zammit, Acs, Ciulla and Wilk

Public Comment

The motion to open to the public was first moved by Ms. Zammit, seconded by Ms. Urbanik, all in favor by voice vote.

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

Adjournment

The motion to adjourn at 7:20 pm was first moved by Ms. Zammit, seconded by Councilman Guindi, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Adopted: March 15, 2022