



MEETING NO.: 2

February 16, 2021

**BOROUGH OF SOUTH RIVER
PLANNING BOARD MEETING
MINUTES**

Regular Meeting of February 16, 2021

In compliance with Chapter 231 of Public Laws of 1975, 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.

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. via online video conference provided by Zoom. Pursuant to the provisions of the New Jersey Open Public Meetings Act, *N.J.S.A. 10:4-8(b)*, this meeting will be held by means of the use of electronic communications equipment. Due to the COVID-19 pandemic, no members of the public shall be permitted to physically attend the meeting. The public, however, is invited to attend the meeting electronically.

The Planning Board may take formal action at this meeting. The Borough is using this format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Borough's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. This action will be in force for all existing regular meetings until otherwise notified by public notice.

Chairperson Donna Farren opened the Regular Meeting of the South River Planning Board held on February 16, 2021 commencing at 7:00 pm by zoom virtual meeting. This meeting was held in compliance with the Open Public Meetings Act *N.J.S.A.10:4-6*.

Chairperson Farren led the flag salute.

ROLL CALL

Present: Donna Farren, Michael Beck, Richard Byrne, Michael Clancy, Cynthia Urbanik, Councilman Guindi, James Jones, Kevin Render, Cynthia Wilk

Absent: Mayor Krenzel, Mrs. Dockery

Also Present: Attorney Thomas Barlow, Engineer Bruce Koch, Planner Todd Bletcher, and Acting Secretary Arthur Londensky were also in attendance.

RESOLUTIONS: None

APPROVAL OF THE MINUTES

The following minutes were considered for approval.

Mr. Jones motioned and Councilman Guindi seconded the adoption of the minutes for January 19, 2021.



Roll Call Vote:

Ayes: Ms. Donna Farren, Mr. Richard Byrne; Mr. Michael Clancy; Ms. Cynthia Urbanik, Councilman Guindi; Mr. James Jones; Mayor John Krenzel; Ms. Cynthia Wilk

Nays:

Abstain: Mr. Render

Motion carries

BOARD CORRESPONDENCE/ BUSINESS: None

RESOLUTIONS: None

PUBLIC HEARING:

Planner Todd Bletcher opened the discussion with an overview of the Master Plan Reexamination report that he prepared.

Board Member comments:

Mr. Jones discussed the Flooding on the Causeway, Blue Acres, and the Board to request the Mayor and council to reach out to elected officials and the Army Corp of Engineers to reconsider dredging the River. He also discussed traffic flow on Main & Water Streets and Old Bridge Turnpike at Hillside and Main and reaching out to the County Engineering Department. Mr. Render asked if Blue Acres program is continuing. Ms. Farren and Mr. Render suggested that the Borough contact residents in the flood area if that program continues.

Ms. Wilk asked what is the VACA Trail and the Rails to Trail program. Mr. Koch responded. She also asked about the Housing study that was done. Mr. Bletcher responded that when the new Census figures come out the Housing issue will be revisited. At this time a motion by Ms. Wilk seconded by Mr. Jones to open to the public for questions.

Mr. Trygar of 1 Johnson Place asked about the availability of the Main Street Redevelopment applications report. Mr. Barlow explained that it was on the Borough's website and Mr. Bletcher indicated that he would email him a copy. The report indicates Planning and Zoning Board activity in the Main street area from 2011 to 2021. Mr. Trygar also stated that the Waterfront Zone needs to be looked at and redone.

Seeing no further public comments on a motion by Councilman Guindi seconded by Ms. Wilk the Public portion was closed.

Discussion followed by the Board members on the Boards next step Mr. Barlow explained that the Board should entertain a motion to accept the Planner's 1/12/21 Master Plan Reexamination Report and send it to the Mayor and Council. Discussion followed by Ms. Wilk, Mr. Bryne, Ms. Wilk, and Mr. Jones. After that discussion it was recommended to reopen to the public for any questions or comments. On a motion by Councilman Guindi seconded by Mr. Jones the Public session was reopened. Hearing no comments on a motion by Councilman Guindi seconded by Mr. Jones the Public portion was closed.

On a motion by Mr. Jones seconded by Mr. Render the Board adopts a resolution affirming Mr. Bletcher report on the Master Plan Reexamination and approves his drafting of a Resolution to the Mayor and Council. Discussion on the motion followed. Ms. Wilk asked about Report #'s D4 & D5, Mr. Render asked if that could be addressed later and Mr. Barlow indicated it can. Chairperson Farren agreed that



the Board will address these items and more and Mr. Barlow indicated that changes to the Master Plan are the direct responsibility of the Planning Board. The vote was called

Roll Call Vote

Ayes: Mr. Bryne, Mr. Clancy, Ms. Urbanik, Ms. Wilk, Mr. Jones, Mr. Render, Chairwoman Farren

Abstain: Councilman Guindi

Absent: Mayor Krenzel, Ms. Dockery

Motion Passes

COMPLETENESS: 2021-001 24 - Whitehead Avenue – Tavares – Block 292 Lot 7.02 – Preliminary and Final Major Subdivision to Construct 2 single family homes. On a motion by Mr. Jones seconded by Councilman Guindi this application for completeness is carried over to the 3/16/21 meeting. +

Voice Vote Passed

Hearings on Applications: None

PUBLIC SESSION: On a motion by Mr. Jones seconded by Councilman Guindi the meeting was opened to the public. Seeing no one responding on a motion by Councilman Guindi seconded by Mr. Jones the public portion of the meeting was closed.

BOARD MEMBER COMMENTS:

Chairwoman Farren discussed forming working groups on the Master Plan, and announced that the Plaque for Mr. Beck was in and will be sent to him and he will be invited to a future meeting. Mr. Bryne discussed the fact that the Census report will be available after 3/31/21 and will assist in the Master Plan review. Ms. Urbanik asked some information from Mr. Bletcher, inquired about the new Board Secretary and the vehicle parking Ordinance.

ADJOURNMENT:

With no further business to conduct before the Board, a motion was made by Councilman Guindi and seconded by Mr. Jones to adjourn this meeting at 8:50pm.

Vote: All in favor: Voice Vote passed

Minutes respectfully submitted by:

Arthur Londensky
Acting Planning Board Secretary