



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

March 15, 2022 – 7:00PM * Virtual Meeting

The Regular Meeting of the Borough of South River Planning Board was called to order by Chair Wilk 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 March 15, 2022. Meetings are open to the public.*

Be Further Advised, pursuant to the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-8(b), this meeting was 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.

Roll Call

Present: Mayor John Krenzel, Richard Byrne, Michael Clancy, Shirley Dockery (AL 7:15), Councilman Peter Guindi, Cynthia Urbanik, Hartman Walker, Jr., Cynthia Wilk, Donna Zammit, Eric Acs (Alt. 1) (AL 7:18), Danielle Ciulla (Alt. 2)

Absent:

Also Present: Art Londensky, Administrator, Thomas Barlow, Board Attorney, Todd Bletcher, Planner

APPROVAL OF MINUTES: February 15, 2022

The motion to approve regular meeting minutes dated February 15, 2022 as presented was first moved by Mr. Clancy, seconded by Councilman Guindi, all in favor by voice vote.

Abstain: Krenzel

Absent: Acs, Dockery

RESOLUTION(S) – None

COMPLETENESS – None

PUBLIC HEARING(S):

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. requested the application to be carried to the April 19, 2022 meeting without further notice.

The motion to carry *File PB #2022-01, Rodrigues* without further notice to the regular meeting dated April 19, 2022 was first moved by Mr. Clancy, seconded by Ms. Zammit, all in favor by voice vote.

Ms. Urbanik questioned the definition of “*carry without further notice*”. Mr. Barlow explained that if an applicant has noticed the 200’ property owners for the current meeting and it is carried to next meeting, the applicant does not have to re-notice. If the public is viewing the meeting, this acts as their notice. Mr. Pressler has noticed the property owners for this application.



BOARD DISCUSSION ITEMS

Ordinance No. 2022 – 11 regarding Electric Vehicle Supply/Service Equipment (EVSE)

Chair Wilk reported that the Council has forwarded the EVSE ordinance for the Planning Board to review. The Dept. of Community Affairs created model ordinance which was distributed to all municipalities; revisions are not allowed. Mr. Bletcher provided summary of the ordinance. He made some modifications to make it easier to understand however the Borough attorney rejected the revisions because the ordinance states that changes are not allowed. This Board reviewed the state model ordinance. Mr. Bletcher went over the ordinance. Mr. Barlow commented that South River does not have much in development that will trigger this ordinance. State’s ordinance will trump any EVSE ordinance already in place in any municipality. He explained the phase-in process to include the EVSE. Per Mr. Barlow, we are mandated to adopt as presented; he explained the ordinance details. Board had some questions for clarification. If an existing location with site plan approval wants to add in an EVSE space, they would only be required to get a zoning permit; it has been deemed inherently beneficial. Mr. Londensky reported that Tesla will be coming forth with a zoning application to install eight super charging stations at Wawa on Old Bridge Turnpike. If a developer is including the lines for EVSE, adequate electricity has to be included into their building grid. The charging stations use more electricity. In residential areas, one transformer services approximately five houses. The transformer can only service two houses if there are charging stations connected. Small towns that provides electricity, their electric grid system will be greatly affected by the EVSE. There was further discussions regarding the ordinance.

The motion to recommend the adoption of the *Electric Vehicle Supply/Service Equipment (EVSE)* ordinance as presented was first moved by Mr. Byrne, seconded by Mr. Clancy

Roll Call in Favor: Byrne, Clancy, Dockery, Urbanik, Walker, Zammit, Acs, Ciulla, Wilk
Abstained: Krenzel, Guindi

Planning Board By-Laws – for review and comments

Chair Wilk asked members to review the rules and procedures of this Board. Ms. Moy will send everyone a full copy for discussion at the next meeting.

Master Plan Discussion

Chair Wilk would like to schedule workshops to discuss three specific areas in the Borough for the Master Plan: Main Street, Waterfront Zone and Flood Plain. She asked all members to let Ms. Moy know what their preference is. Related documents are on the web page. The Board discussed workshops and how it could be handled. Per Chair Wilk, workshops will be in addition to the monthly meeting; potentially invite the public for comments; maybe more than one workshop. As Zoning Officer, Mr. Londensky suggested the workshops be held without the public initially, develop a draft, publicize draft and then invite public for comments. Workshops do not have to include the public. Mr. Londensky suggested holding the workshops virtually. Once groups are created, subcommittee chairs will be appointed.

Public Comment

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

Adjournment

The motion to adjourn at 8:07 pm was first moved by Councilman Guindi, seconded by Mayor Krenzel, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary



Adopted: April 19, 2022