



# BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

*April 18, 2023 – 7:00 PM*

**Location:** Criminal Justice Center, 61 Main Street, 2<sup>nd</sup> Level, South River

---

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 January 18, 2023.*

*The Planning Board may take formal action at this meeting.*

## **Roll Call**

**Present:** Michael Clancy, Shirley Dockery, Mayor John Krenzel, Hartman Walker, Jr., Donna Zammit, Eric Acs (Alt. 1), Cynthia Wilk

**Absent:** Richard Byrne, Councilman Antony Ciulla, Cynthia Urbanik, Danielle Ciulla (Alt. 2)

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

## **Approval of Minutes:** March 21, 2023

The motion to approve the regular meeting minutes dated *March 21, 2023* as presented was first moved by Mr. Clancy, seconded by Mr. Acs, all in favor by voice vote.

*Abstained:* Zammit, Krenzel

*Absent:* Byrne, A. Ciulla, Urbanik, D. Ciulla

## **Resolution(s):** None

## **Completeness**

*PB-2023-01, E. Andre*

223 William Street                      Block: 82.01    Lots: 1.01 & 1.06

Application for construction and expansion of present use and parking variance.

George Pressler, Esq. represented the applicant. Mr. Pressler requested to carry the Completeness Hearing to the May 16, 2023 meeting. The applicant is working on information requested by professionals.

The motion to carry *File PB-2023-01, E. Andre* to the regular meeting scheduled for May 16, 2023 was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

*PB-2023-03, Erba*

190 William Street, #2B              Block: 48              Lot: 1.03

Application for use variance to manufacture cannabis products

Peter Cecinini, Esq. represented the applicant. Mr. Cecinini stated that the applicant's proposed business is to pre-roll product. He addressed Mr. Bletcher's report which requested the confirmation that there is no longer any residential use at the site; per Mr. Cecinini, there are no residents on site. Mr. Bletcher deemed the application complete. Per Mr. Bletcher, they did not have an issue with the waivers



requested because the applicant is a tenant. However, he suggested the property owner attend the Public Hearing to testify that items in the 2015 resolution remains in effect or if any changes has been/will be made. Mr. Cecinini had no objections to the request. There were no questions from the Board.

The motion to deem *File PB#2023-03, Erba*, complete and to be carried to the May 16, 2023 for Public Hearing was first moved by Mr. Clancy, seconded by Mayor Krenzel, all in favor by voice vote.

**Public Hearing:** None

**Board Discussion**

*Master Plan* – Todd Bletcher

Mr. Bletcher addressed his November 29, 2022 memo; a color map was distributed in the members' packet with color key showing Boro and DEP owned properties. There are approximately 100 properties in the water front; approximately 46 owned by DEP/Boro and 57 privately owned. Mr. Bletcher addressed the potential activities can occur on the site and goals of the Master Plan.

Mr. Bletcher explained the next steps would be. He will draft a Master Plan addendum to include the three elements this Board has been discussing: waterfront, Main Street workshop results and policy statement with no change to the flood lines. The draft can be discussed at the May meeting, followed by Public Hearing in June to adopt the amendment.

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

*Lewis Svelech*, 114 Johnson Place

Mr. Svelech had a complaint about the sewer back up problems by his home. Mr. Svelech was informed that this Board does not handle this type of issue. He would have to reach out to the Dept. of Public Works or go before the Council.

*Scott Forgue*, 84 Ferris Street

Mr. Forgue had questions regarding the waterfront workshops and public notice. Mr. Bletcher explained the Master Plan process. The Public Meeting will be noticed in the newspaper and on the website; each resident will not be individually noticed. Mr. Forgue does not recommend that the waterfront area should include housing; parks will be a good idea for the area.

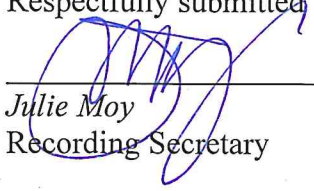
Mr. Forgue asked who would apply for grants for the Borough; based on the type of grant funding, the department best suited for the funds could apply. He would like to see the town apply for grants to get some things done in town. This Board does not coordinate grant funding or applications.

Seeing no others, the motion to close to the public was first moved by Mayor Krenzel, seconded by Ms. Zammit, all in favor by voice vote.

**Adjournment**

The motion to adjourn at 7:45 pm was first moved by Mr. Clancy, seconded by Ms. Zammit, all in favor by voice vote.

Respectfully submitted by:

  
Julie Moy

Recording Secretary

*Adopted: May 16, 2023*