



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

April 19, 2022 – 7:00PM

Location: Criminal Justice Center, 61 Main Street, 2nd 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 31, 2022.*

The Planning Board may take formal action at this meeting.

Roll Call

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

Absent: Shirley Dockery, Cynthia Urbanik

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

APPROVAL OF MINUTES: Meeting of March 15, 2022

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

RESOLUTION(S) – None

COMPLETENESS – None

PUBLIC HEARING:

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. Mr. Pressler summed the application. A similar application for this property was approved in 2011 for the previous owner. Current applicant is willing to accept the terms and conditions from prior approval; almost identical bulk variances.

Brent Papi, Engineer was introduced and sworn in. Mr. Papi provided his credentials and was accepted by this Board. He marked in *Exhibit A-1, Original Minor Subdivision Plan*; he described the lot. Lot 10 has an existing home. Lot 3 is vacant and where the proposed dwelling will be constructed; it will front Virginia Street. Mr. Papi marked in *Exhibit A-2, Frontage Photo*; photo shows the lot with trees. Mr. Papi described proposed new dwelling. He explained that this project was approved in 2011 and explained the variances. Applicant at the time did not record the subdivision map within the allowed time frame. Mr. Papi marked in *Exhibit A-3, Colored Rendering of Proposed Dwelling*; described the proposed site and dwelling. Mr. Papi stated that they can eliminate the lot coverage and set back variances requested and explained what would be revised. For clarification, the applicant will not be



seeking the maximum for impervious coverage for Lot 10 and will not be seeking front yard setback for Lot 3. Mr. Papi described the variances. The RSIS' parking requirement is three; proposed four. He explained the topography of the property; it is not located in a flood zone. Soil testing was completed April 2021 and reported was provided. Proposed dwelling will not have a basement, but will have a crawl space one foot above the seasonal higher model. Mr. Papi addressed drainage and tree replacement. Applicant has received the Letter of Exemption from the Middlesex Planning Board dated October 15, 2021 and Freehold Soil Conservation District Certification dated September 23, 2021.

Mr. Pressler addressed the impervious coverage; applicant would like to keep the patio but is agreeable to eliminate if the Board so wishes. Questions from the Board; Mr. Papi explained the proposed drainage.

Veena Sawant, Planner was introduced and sworn in. She provided her credentials and was accepted by this Board. Ms. Sawant stated that she reviewed the professionals' reports and site plans. She described the site and the surrounding properties. Ms. Sawant described the proposed application; single family home on Lot 3 and will have access from Virginia Street. The property is located in the R100 zone; application is a permitted use. Tax map show the parcel as separate lots, Lots 10 and 3. The property is contiguous, non-conforming and has common owner, a subdivision approval is required prior to construction of the proposed home on Lot 3. A similar application was previously approved for the past owner with same variances in 2011; that owner did not perfect the subdivision within the allowed time frame. Ms. Sawant went over the variances requested. The similar application and variances were previously approved. With this current application, they are agreeing to eliminate the front yard variance on Lot 3 and impervious coverage variance requested on Lot 10. The applicant is willing to comply with the front and rear yard setbacks, floor area ratio and height requirement of the zone. The proposed home will be consistent with the neighborhood homes. Ms. Sawant offered proofs for the C1 or C2 analysis; the proposed application will not have a negative impact to the community. She addressed the Master Plan and its anticipated use in this area. Ms. Sawant marked in *Exhibit A-4, Tax Map of Area* which shows the various lot sizes in the area. She addressed the streetscape; no impact to the neighborhood.

RECESS

Joseph Hyland, Architect was introduced and sworn in. Mr. Hyland has testified before this Board in the past and was accepted as a professional by this Board. Mr. Hyland marked in *Exhibit A5, Architectural Drawings* submitted with application; he described the proposed dwelling. He explained how he can reduce the dwelling size to meet the impervious coverage requirements.

Mr. Papi addressed the items of concern in Mr. Koch's report dated February 7, 2022. Items in Mr. Bletcher's report has been addressed. He did request applicant to maintain two street trees on Virginia Street and three on Daly Street; applicant has no objections to the request. Mr. Koch addressed the stop sign on Daly Street and the sight distance to the stop sign. Mr. Papi asked if they can work with the professionals on tree locations so it would not affect the sight triangle; Mr. Bletcher will work with Mr. Papi on the trees' location.

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



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

Mr. Pressler did not have a closing statement. Mr. Barlow explained the purpose and need of the subdivision; to restore the lot line to creating two separate properties. The subdivision has to be filed within 190 days; previous applicant failed to file.

The motion to approve *File PB #2022-01, Rodrigues* was first made by Councilman Guindi, seconded by Mr. Byrne. Mr. Barlow clarified that two previously requested variances will not be included: the impervious coverage and patio variances. The motion was moved without the two variances; both Councilman Guindi and Mr. Byrne is in agreement.

Roll call in favor: Krenzel, Byrne, Guindi, Walker, Zammit, Wil, Acs, Ciulla

Opposed: Clancy

Absent: Dockery, Urbanik

Motion carries

Board Discussion Items

Planning Board By-Laws – Review and comments

Chair Wilk asked the Board if they had any comments or suggestions to the By-Laws; no comments.

Master Plan Workshops

Chair Wilk stated that we talked about hosting workshops at the last meeting in reference to Master Plan. We discussed reviewing three areas: Main Street Redevelopment, Flood Plain and Waterfront. Because the workshop is open to the public, Ms. Moy spoke with the Middle School to host meeting there; we need to look at dates to host special meeting. Mr. Barlow suggested we host the meeting on May 17th since there is a regular meeting already scheduled; Ms. Moy will check with the school for availability. The first meeting’s discussion will be on the Main Street Redevelopment.

Ms. Zammit questioned Mr. Koch regarding the progress of Lincoln School; he spoke to George Pressler regarding the project. They are waiting for their environment firm to respond to the items of concern in their Phase 1.

Adjournment

The motion to adjourn at 8:10 pm was first moved by Councilman Guindi, seconded by Mr. Clancy, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Adopted: