



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

May 16, 2023 – 7:00 PM

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 18, 2023.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Richard Byrne, Councilman Antony Ciulla, Michael Clancy, Cynthia Urbanik, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Excused: Shirley Dockery, Mayor John Krenzel, Hartman Walker, Jr.

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

Approval of Minutes: April 18, 2023

The motion to approve the regular meeting minutes dated April 18, 2023 as presented was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

Resolution(s) – None

Completeness – None

Public Hearing(s):

PB-2023-03, Erba

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

Application for site plan approval

Peter Cecinini, Esq. represented the applicant. Mr. Cecinini summed the application; applicant proposes to manufacture cannabis pre-rolls to sell to retailers. Applicant has a conditional cannabis approval for his State license.

Carlos Erba, 384 Old Georges Road, North Brunswick, NJ, applicant was introduced and sworn in. Mr. Erba explained what he is proposing; one person to start, maximum 2-3 employees to be determined by business. Hours of operation will be 7 am – 3:30 pm, Monday through Friday, no weekends. He explained the anticipated amount of trash generated which is required to be enclosed in a secured trash disposal bin and picked up by an authorized cannabis waste pick up company. The floor was opened to the Board for questions. The building was denied residential use in 2015 and all residential tenants were removed. All floors are occupied by businesses; commercial use. Mr. Erba described the various existing businesses. The plans reviewed by the Board are dated 2015; kitchens have been removed. There was discussion on security, air filtering/ventilation and product packaging. Mr. Erba explained the production process to roll, the delivery process and how the product will be secured in the building. Applicant will comply with the Borough's cannabis ordinance.



Lawrence Wilderotter, building owner, 922 Coles Drive, Briella NJ, was introduced and sworn in. Mr. Wilderotter provided the information on the four tenants and type of businesses in the building. He explained the process he had to go through to clean up the site following the denial in 2015; there are no residential units on site. Two tenants have access to the gate in the rear and is locked each night by the tenants. The Fire Dept. has access to the lock box to enter in the event of an emergency. Trash removal was further discussed; there may be late night work done on site by mechanic or vehicle pick up from the taxi company. Applicant will not have signage to identify his business.

The motion to open to the public was first moved by Councilman Ciulla, seconded by Mr. Acs, all in favor by voice vote. Seeing no public, the motion to close to the public was first moved by Ms. Zammit, seconded by Ms. Ciulla, all in favor by voice vote.

The motion to approve **File PB-2023-03, Carlos Erba dba Canna Caviar** was moved by Ms. Zammit, seconded by Ms. Ciulla, all in favor by voice vote.

Roll call in favor: Byrne, T. Ciulla, Clancy, Urbanik, Zammit, Acs, D. Ciulla, Wilk

Opposed: None

Motion carries: 8-0

Board Discussion

Master Plan Discussion

Mr. Bletcher summed the revised document. A Public meeting will be held on Tuesday, June 20, 2023 to discuss and take action on the 2021 Master Plan Amendment dated May 10, 2023.

Ms. Moy will post the Public Notice of the meeting on the website and the bulletin board in Boro Hall. Legal notice will be published and surrounding townships will be notified.

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

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

Board Comments

Ms. Urbanik asked for the status of 330 William Street; their application was approved in September 2022. Ms. Urbanik drives by the site and it looks as if more and more trees are being removed. Mr. Koch commented that the applicant took liberties they should not have. DEP inspected the site for their wetlands application; Mr. Koch explained what DEP has requested from the applicant regarding their wetlands application and restoration plan. Mr. Koch and Mr. Londensky met on site several times with the owner to discuss their resolution limitation.

Ms. Urbanik asked what is occurring behind the Eagle Tire facility located at 49 Water St. Mr. Londensky stated that he believes the Boro is working on the stone wall; owner is putting up security lighting and fence so prevent others from illegally using his property. Ms. Urbanik was not concerned about who owned the property; she stated someone should go out and look at the how much stone was installed. Per Mr. Londensky, the owner put out too much stone; he has to put in a variance request for the stone installed. Owner does not want to use the lot, but wants to make sure no one is using his property illegally. Owner should be submitting an application shortly. The owner has a period of time to submit the application before the Boro will begin to fine him. We have one Code Enforcement Officer



and he is aware of the situation. Per Ms. Urbanik, this has been ongoing for years and has been brought up several times.

Ms. Urbanik stated that she drives around the Borough and a number of items are not being policed. She stated that there used to be a church on Water Street and looks to her that a lot of millings have been put on the parking lot; a lot of truck repairs and parking. Land owner is coming in for parking approval. Code Enforcement has authority to stop work; Police has authority to stop and ticket any work that is in the code book. Ms. Urbanik requested that Councilman Ciulla should take this information to the Council. Per Councilman Ciulla, it has been brought up numerous times in Council. Ms. Urbanik opined that people are doing whatever they want and getting caught after the fact; town looks like garbage and we are waiting, giving them the benefit of the doubt. She stated that there needs to be a lot better enforcement and observation of activities in town. Ms. Urbanik opined that we all need to be more observant and report occurrences. Mr. Londensky explained how Ms. Urbanik and residents can report a situation.

Adjournment

The motion to adjourn at 8:05 pm was first moved by Councilman Ciulla, seconded by Ms. Zammit, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: June 20, 2023