



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

May 17, 2022 – 7:00PM

Location: Middle School, 3 Montgomery Street, South River, NJ 08882

The Regular Meeting of the Borough of South River Planning Board was called to order by Chair Wilk at 6:32 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, Shirley Dockery (AL 6:45 pm), Councilman Peter Guindi (AL 6:39 pm), Cynthia Urbanik, Hartman Walker, Jr., Donna Zammit (AL 6:45 pm), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Eric Acs (Alt. 1)

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

Approval of Minutes: Meeting of April 19, 2022

The motion to approve regular meeting minutes dated April 19, 2022 as presented was first moved by Mr. Clancy, seconded by Mr. Byrne, all in favor by voice vote.

Resolution(s)

File PB #2022-01, Rodrigues, 26 Virginia Street

The motion to approve *File PB #2022-01, Rodrigues* resolution as presented was first moved by Mr. Byrne, seconded by Mr. Walker

Roll call in favor: Krenzel, Byrne, Walker, Ciulla, Wilk

Abstained: Clancy, Urbanik

Absent: Guindi, Dockery, Zammit, Acs

Completeness

PB #2022-02, Prakash Patel, 216 Old Bridge Turnpike

Application to install solar panels on commercial property. Applicant is requesting bulk variance for set back and minor site plan approval.

George Pressler, Esq. represented the applicant. Mr. Pressler reviewed the professionals' report; both professionals deemed the application complete. Chair Wilk opened the floor to the Board for questions; Chair Wilk questioned the waiver for the public notice within 200'. Per Mr. Pressler, it was checked off in error; the applicant with notice the property owners within 200' of the property.

The motion to deem *File PB#2022-02, Prakash Patel* complete and to be carried to the June 21, 2022 for Public Hearing was first moved by Mayor Krenzel, seconded by Ms. Ciulla

Roll call in favor: Krenzel, Byrne, Clancy, Urbanik, Walker, Ciulla, Wilk

Abstained: Guindi

Absent: Acs, Zammit



Public Hearing: None

Board Discussion Item

Master Plan – Main Street Discussion

Mayor Krenzel reported that the Master Plan was adopted in 2011. Since then, two additional reports have been developed:

- Main Street Redevelopment in 2016
- Main Street Parking Area Strategy in 2018

Mayor Krenzel reported that in January 2021, the Reexamination Report was developed. As a result of this report, three areas were identified for further review: Main Street Redevelopment, Waterfront Zone and Flood Plain areas. At this meeting, we will be reviewing Main Street redevelopment and parking. We reached out to the public to join in on this meeting for comments.

Chair Wilk introduced Todd Bletcher, Planner to review the Master Plan, Main Street Redevelopment and Parking Area Strategy. Mr. Bletcher went over the handouts that were available to the public:

- Bignell Reexamination Report of 2011 Master Plan – Draft Preliminary Report
- Pages from Master Plan:
 - I – 10 & 11
 - II – 3–8
 - IV – 13–15
- Lower Main St. Redevelopment
- Main St. Parking Area Strategy

Mr. Bletcher gave an informal presentation for the two areas. He summed the purpose of the Master Plan and the reexamination report; the MASTER PLAN report has to be reviewed every ten years. Mr. Bletcher addressed the Reexamination report dated January 2021 and the conclusions. He addressed the Main Street corridor. He reviewed the applications that have come through to the Borough over the years. Mr. Bletcher explained that the comprehensive Master Plan is the legal basis for zoning ordinances. Master Plan provides a consistent plan preventing changes with trends that may emerge. He summarized the handouts that addresses the Main Street area. Mr. Bletcher addressed the zoning ordinance for the Main Street Rehabilitation (MSR) Zone; he explained the purpose. Mr. Bletcher went over the goals for the MSR Zone. Mr. Bletcher explained the differences between the Planning and Zoning Boards and the types and responsibilities of each Board.

Mr. Bletcher described the Main Street Redevelopment Area plan. He explained that the redevelopment area is a non-condemnation area; it does not permit for eminent domain. He explained what we are looking for in development for the area.

Mr. Bletcher addressed the Main Street Parking Area Strategy; explained the parking needs during peak times. He explained the parking relief consideration when reviewing development applications that comes before the Borough. Mr. Bletcher explained the various options for parking.

Chair Wilk introduced Councilman Tony Ciulla. Councilman Ciulla reported that the Economic Development Committee (EDC) is working on increasing the redevelopment of the downtown area. They are in the process of starting a 501(c)3 corporation to be eligible for grants and are moving forward with concentrating on the lower Main Street area.



Chair Wilk opened the floor to the public for comments and/or suggestions.

Scott Ford, 84 Ferry Street

Mr. Ford inquired about the parking meters. Per Mr. Bletcher, plans are currently in place; no changes at this time. Mr. Ford expressed his concerns for the downtown meter parking; meters need to be updated, eliminating the coin operated meters. He opined we need to speak to the businesses to find out what they are looking for; we need to increase open communications from both community and Borough for feedback for improvements. Streets and parking lots too small to accommodate pickup trucks; we have a large number of contractors residing in the Borough.

Mayor Krenzel asked Mr. Bletcher to address the Federal Opportunity Zone (FOZ). He explained how the FOZ came into place; it was passed by Congress in the Tax Act of 2019. He explained the FOZ, the area eligible and its purpose; if an investment property is purchased in the FOZ area, when property is sold for the capital gain, you may be exempt from the taxes or a large portion of the taxes on the capital gain if you reinvest the money back into another property in the FOZ area. People who are benefiting are those purchasing these properties, holding for a period of time to maximize tax benefit, rehabbing, selling and reinvesting in FOZ area.

Chair Wilk asked the audience if there are items that are in the plans or parking strategy that are disincentives to come into the Borough to develop property or problems that we need to overcome or reviewed; no response. Chair Wilk encouraged audience to review the documents distributed.

Adjournment

The motion to adjourn at 7:36 pm was first moved by Mayor Krenzel, seconded by Mr. Clancy, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Adopted: June 21, 2022