



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

June 20, 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: Councilperson Antony Ciulla, Shirley Dockery, Mayor John Krenzel, Cynthia Urbanik, Hartman Walker, Jr., Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Richard Byrne, Michael Clancy, Donna Zammit

Also Present: Art Londensky, Administrator, James Kinneally, Attorney, Bruce Koch, Engineer, Todd Bletcher, Planner

Approval of Minutes: May 16, 2023

The motion to approve the regular meeting minutes dated May 16, 2023 as presented was first moved by Councilperson Ciulla, seconded by Ms. Ciulla, all in favor by voice vote.

Abstain: Dockery, Hartman, Krenzel

Resolution(s)

PB-2023-03, Erba

190 William Street, #2BBlock: 48 Lot: 1.03

The motion to approve Resolution File #*PB-2023-03, Erba* was first moved by Ms. Urbanik, seconded by Councilperson Ciulla.

Roll call in favor: A. Ciulla, Urbanik, Acs, D. Ciulla, Wilk

Abstained: Dockery, Hartman, Krenzel

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, Edward Andre. Mr. Andre proposes to add a second floor to building; property foot print will not be disturbed. The initial resolution approved the site plan in September 2013. Mr. Koch's report dated June 9, 2023 deemed the application complete. Mr. Bletcher referred to his report dated June 12, 2023 and addressed the items in his report. The applicant needs to apply for a parking variance. Mr. Bletcher addressed the construction trailer; the 2013 resolution states that the applicant would remove the trailer when the Certificate of Occupancy is issued; the trailer is still on site and CO was never issued. There are sheds and/or additional buildings on the east side of the property; they either have to be removed or added to the site plan. If they are added to the site plan, applicant will require bulk variance request. Per Mr. Pressler, applicant will submit



amended application to include the parking variance. Applicant will submit request for permit for the storage trailer which would require a D variance from the Zoning Board. Mr. Andre has been working out the trailer for the past 10 years; CO has not be issued for this site. Per Mr. Andre, the trailer will be removed when the addition is completed, then the parking will be available to the building use. The building has been vacant for 10 years; 2013 CO was never issued. Mr. Andre has been using it for storage for his work equipment. Mr. Andre described what is proposed for the building and trailer will be removed. Mr. Andre will occupy half the building with his business and rent the remaining half.

The motion to deem *File PB#2023-01, E. Andre*, complete and to be heard at the regular meeting on July 18, 2023 for Public Hearing was first moved by Councilperson Ciulla, seconded by Mr. Hartman, all in favor by voice vote.
Opposed: Urbanik.

PB-2023-04, Rosa Soares

92 Browns Lane Block: 329 Lot: 1.02

Application for Site Plan approval

Linda Castillo (daughter) represented the applicant. Ms. Castillo described the site's current condition. When the applicant purchased the site, there was a lot of chemical spillage on site from the previous business. DEP required the owner to place an environmental cap on top. Applicant will be removing about foot of material from the site and is proposing to replace with stone and asphalt. Mr. Koch addressed his report dated June 9, 2023 and deemed the application complete. Mr. Bletcher addressed his report dated June 12, 2023 and had a number of concerns. Ms. Castillo described current use of site. Mr. Bletcher did not find documentations allowing construction storage on site; it is not a permitted use. Per Ms. Castillo, the site was already deemed light industrial. Mr. Bletcher requested additional details for his review. Ms. Castillo submitted what was required by DEP. Applicant is working with a Licensed Site Remediation professionals (LSRP). He requested the following information: corporate disclosure statement, brief summary of how the site will be used, documentation of previous approval stating what can occur/cannot occur on site and site plan with detailed elements. Ms. Castillo provided the explanation from DEP for purposes of capping the soil; to prevent spreading.

The motion to deem the application incomplete was first moved by Ms. Urbanik, seconded by Mayor Krenzel

Roll Call in Favor: T. Ciulla, Dockery, Krenzel, Urbanik, Walker, Acs, D. Ciulla, Wilk

Opposed: None

Absent: Byrne, Clancy Zammit

Public Hearing

Master Plan – 2023 Master Plan Amendment dated May 10, 2023

Resolution PB-2023-10, Adopt Master Plan Reexamination Amendment Report

Mr. Bletcher announced that the public notice for this hearing was posted on the Municipal Bulletin Board, Home News Tribune on June 7, 2023 and on the Borough's website. Certified Notices were sent to the NJ DOS, Office of Planning Advocacy, Middlesex County Planning Board, Borough of Sayreville and Township of East Brunswick.

Mr. Bletcher summarized his amended report that was distributed at the May meeting for the Board to review. If the resolution is voted favorably, it will be adopted as an addendum to the Master Plan. Chair Wilk opened the floor to the Board for questions; none.

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

Yasser Helal, Commercial Property Owner of 205 Main Street; 17 Daffodil Way, Old Bridge, NJ

Mr. Helal thanked the Police and Fire Department for their quick response to the fire at his property on Herman Street. Mr. Helal commented on the Waterfront proposal. He stated that the Waterfront is in great need of economic development and activity.



Edward Trygar, 1 Johnson Place

Mr. Trygar is a resident and business owner in SR. He addressed his concerns for the parking strategy in the downtown area. He would like to see the “pay in lieu of parking” eliminated. He also is concerned that if developers are paying in lieu of parking, that future administration may use the funds for different purposes not related to parking. Mr. Trygar stated that if anyone buys a parking permit for the public parking lot, purchaser should be guaranteed a parking spot. He also stated that there are vehicles without permits parked in the lot. He expressed his concerns for parking for businesses for employees and customers; businesses are not providing parking for employees and taking away spaces from customers. Ms. Ciulla asked if the parking issues can be reevaluated. Mr. Bletcher explained the parking model and how the number of permits are sold annually. Currently we have 120 spaces and 97 permits sold. On behalf of Bob Bodak, Mr. Trygar asked about the density and how the height of the buildings are measured. Mr. Bletcher explained that the process is contained in the Municipal Ordinance. But how it is measured is generally boiler plate in the State.

The motion to close to the public was first moved by Councilperson Ciulla, seconded by Mr. Acs, all in favor by voice vote.

The motion to adopt *Resolution PB-2023-10, Master Plan Reexamination Amendment* was first moved by Mayor Krenzel, seconded by Mr. Acs

Mayor Krenzel and Chair Wilk thanked Mr. Bignell for all his work on the amendment.

Roll Call in Favor: T. Ciulla, Dockery, Krenzel, Urbanik, Walker, Acs, D. Ciulla, Wilk

Board Discussion

Ms. Urbanik asked for an update on *330 William Street*. Mr. Londensky responded that the last we checked, there is no activity on site; we are waiting for revised landscaping plans to include replacement trees. The applicant’s engineer informed Mr. Koch that DEP will issue either a permit or violation; once he received document, he can make a better determination on how to handle.

Ms. Urbanik inquired about the lot behind Eagle Tire. Per Mr. Londensky, the property owner applied for a fence permit to surround his property to prevent illegal use. Ms. Urbanik asked about the stone and vegetation on site; once the owner erects the fence, he will then decide how to use the property. Ms. Urbanik handed out a photo of the site to Mayor Krenzel, Chair Wilk and Mr. Londensky; photo shows its past condition which is not same current state. Per Mr. Londensky, this property was approved for adjunct parking for the building on Little Martin Street approximately 20 years ago.

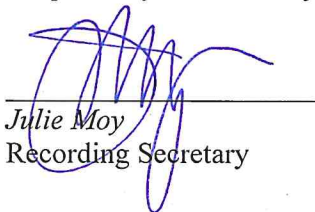
Public Comment

Chair Wilk opened the public. Seeing none, the motion to close to the public was first moved by Mayor Krenzel, seconded by Councilperson Ciulla, all in favor by voice vote.

Adjournment

The motion to adjourn at 8:20 pm was first moved by Councilperson Ciulla, seconded by Ms. Ciulla, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: July 18, 2023