



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

June 21, 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, Shirley Dockery, Councilman Peter Guindi, Cynthia Urbanik, Hartman Walker, Jr., Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Michael Clancy

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

APPROVAL OF MINUTES: Meeting of May 17, 2022

The motion to approve regular meeting minutes dated May 17, 2022 as presented was first moved by Mayor Krenzel, seconded by Councilman Guindi, all in favor by voice vote.

RESOLUTION – None

COMPLETENESS – None

PUBLIC HEARING

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. Prakash Patel, applicant was introduced and sworn in. Mr. Pressler summed the application requesting bulk variance due to the overhang violating the front setback. This property has been in existence as a liquor store for about 40–50 years; Mr. Patel purchased in 2021. Per Mr. Pressler, the applicant needs a site plan and bulk variance approval. Mr. Koch did not have any comments to the application; it is a zoning matter.

Mr. Bletcher suggested that the applicant follow his report dated May 11, 2022 and respond to the comments. Mr. Patel responded:

- *Satellite Dishes:* The 5 satellite dishes were from previous owner. 4 has been removed; 1 remains for tenant to use
- *Street Scope Improvements:* Mr. Patel will comply
- *Parking Lot Entry:* Width will be reduced from 80' to 24'



Mr. Bletcher requested a simple sketch showing the proposed improvements. The floor was open to the Board for questions. Mr. Byrne asked about the existing conditions; per Mr. Pressler, the existing conditions will remain; no changes. Mr. Byrne asked why we are asking for site improvements; Mr. Bletcher explained that when site plan applications are submitted, all ordinances apply. His requests are to assist with site improvements and clean up. Ms. Urbanik asked about the revised sketch he requested since one has been submitted; Mr. Bletcher will work with applicant to add details to the existing sketch.

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 Ms. Zammit, seconded by Mayor Krenzel, all in favor by voice vote.

Mr. Bletcher asked if there will be any ground mounted equipment; Mr. Patel explained that there will be no exterior mounted equipment. For clarification, Mr. Koch asked about the three inverters, which will be all interior, applicant agreed.

The motion to approve *File PB-2022-02, Prakash Patel* was first made by Councilman Guindi, seconded by Ms. Zammit. Mr. Acs added an amendment that sketch will be provided to Planner.

Roll call in favor: Krenzel, Guindi, Dockery, Urbanik, Walker, Zammit, Acs, Wilk

Opposed:

Absent: Clancy

Motion carries

Board Discussion

Master Plan Discussion: Main Street portion of the Master Plan and establish a schedule for Waterfront zone review Chair Wilk thanked Mr. Bletcher for his presentation on the Main Street Redevelopment at the May meeting. We need to discuss changes to the Master Plan and how to handle. We had previously discussed hosting workshops for specific topics. In the past, residents went into break out sessions so they can discuss the specific area of interest. Mayor Krenzel suggested we meet at the July 19, 2022 meeting and go into groups. Ms. Ciulla agreed, talking in small groups maybe easier for some people. Ms. Moy will reserve the Middle School Cafetorium with the Board of Education. July 19, 2022 meeting will begin at 6:30 pm; topic will be Main Street Redevelopment. Following the July meeting, we will decide how to host meeting for the waterfront. Mayor Krenzel suggested to the Board, to review the Master Plan. Ms. Moy will email the Board members copies of the handouts from the May meeting.

Mr. Bletcher anticipated more questions from the May meeting. He anticipates the majority of the Master Plan content will remain the same. His focus will be on what areas/items this Board would like to see revised. Chair Wilk opined that people had difference opinions on parking; she would be interested in residents' feedback. Another area, Chair Wilk issue residents inquired about is, what is considered a historic building; parts of the Master Plan talks about preserving historic buildings. Mr. Bletcher explained that South River has four buildings listed on the State and Federal Historic Places registers. The Historic Society's list of properties they found historically interesting is included in the Master Plan, however, has no substance; there were no regulations to determine its historic value. Only the four dwellings on the state's register are considered historic. Mr. Bletcher explained the process for potential historic preservation dwellings.

Ms. Urbanik asked best way to market the next meeting where we will discuss the Master Plan. There were discussions on how we can potentially get information out to residents. Ms. Ciulla suggest we post online and on Facebook. Flyers will be created, distributed and posted. Ms. Moy stated that the last



meeting was posted on the website's News & Announcement. Residents will have to go to the website and view.

Mr. Bletcher stated that he has in his notes, three focus groups we can consider: parking, Historic Preservation and aesthetics. Mr. Byrne brought up Urban Forestry; we need more trees in town.

Public Comment

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

Edward Trygar, 44 Ferry St.

Mr. Trygar attended the May 17, 2022; he thought it was a good meeting. He stated that there is not much in the downtown redevelopment he likes. Mr. Trygar expressed his concerns for parking in the downtown area. Mr. Trygar addressed the sign ordinance; he opined it is too restrictive. He would like to hear more of what EDC is doing. He opined the downtown redevelopment is not working out as we hoped. Ms. Urbanik agreed with Mr. Trygar's view; she hopes he will attend the next meeting to express his concerns. *Keys That Please* has been in business for 48 years.

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

Board Comments

Shade Tree

Mr. Byrne stated that about two months ago, we approved subdivision in R1 zone. There were a number of trees on one side of the property and we suggested a deed restriction against removing the trees; per Mr. Barlow, such a deed restriction would not be enforceable. He went on to explain how Hammond instituted a Shade Tree easement and how it works. Mr. Byrne suggest we also consider a shade tree easement. Ms. Urbanik asked, if this is the case, who is responsible for maintaining and/or replace the shade tree. Mr. Byrne opined we need an Urban Forestry Plan included in the Master Plan. The Shade Tree Commission is looking to develop a tree list; they will be proposing changes to the Shade Tree codes.

Lantern Flies

Ms. Zammit stated that she is seeing a lot of Lantern Flies; can the Shade Tree Commission send information to residents? Per Mr. Byrne, information is on Facebook. Information is on Borough's website.

Adjournment

The motion to adjourn at 7:55 pm was first moved by Councilman Guindi, seconded by Mayor Krenzel, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Adopted: July 19, 2022