



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

July 18, 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, Shirley Dockery, Cynthia Urbanik, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Mayor John Krenzel, Hartman Walker, Jr.

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

Approval of Minutes: June 20, 2023

The motion to approve the regular meeting minutes dated June 20, 2023 as presented was first moved by Councilman Ciulla, seconded by Ms. Ciulla, all in favor by voice vote.

Abstain: Byrne, Clancy, Zammit

Resolution(s): None

Completeness

PB-2023-05, Arthur Frisch, Jr.

154 Main Street Block: 164 Lots: 12, 12.01 & 12.02

Application proposes to subdivide the lot from 3 to 2 lots and construct a 2nd dwelling

Jared Pape, Esq. represented the applicant. Mr. Pape provided an overview of the minor subdivision application; three lots to be altered into two conforming lots. There is an existing single dwelling; applicant proposes a second single family new construction dwelling. Mr. Pape addressed our professionals' reports; CME's report dated July 12, 2023 and Bignell Planning report dated July 11, 2023. Mr. Pape stated that the CME report's requested revisions to the plans. Bignell's report indicated that there are additional variance needed. Chair Wilk asked for comments from our professionals. Mr. Koch deemed the application complete. Mr. Bletcher addressed his report dated July 11, 2023. He requested tree replacement calculations to be included in the plans. He also asked for the lot lines to be perpendicular to the street; if done, it may cause additional variances needed. Mr. Bletcher's report deems the application incomplete at this time. Per Mr. Pape, the tree calculation has been collected by the Engineer's office of Peter Strong and will be placed on the plans. Mr. Pape agreed to the concept plan revisions and if it creates the need for additional variances, they will provide the necessary document and fees.

Chair Wilk opened the floor to the Board for questions. Ms. Urbanik questioned Mr. Bletcher's report; he responded that applicant needs the opportunity to revise their plans and bulk table; there are some mislabeling of some of the lot information on the plans. Mr. Barlow explained the application timeline



process to be heard by the Board. Councilman Ciulla expressed his concerns of the lot line; he would like to see the lines squared off. He would like to see type of house the new dwelling will be.

The motion to deem *File PB#2023-05, Arthur Frisch, Jr.* complete and to be carried to the August 15, 2023 meeting for Public Hearing on the condition that revised documents are submitted by August 1, 2023, was first moved by Mr. Clancy, seconded by Mr. Byrne

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

Opposed: Urbanik, Acs

Absent: Krenzel, Walker

Public Hearing:

PB-2023-01, Edward Andre

223 William Street

Block: 82.01

Lots: 1.01 & 1.06

Application to construct 2nd level, expansion of present use and parking variance.

George Pressler, Esq. represented the applicant. He summarized the application; application is construct two separate office suites on the second floor. Edward Andre, applicant was introduced and sworn in. Mr. Andre has owned this site since 2014. His construction business is at this location; he provided testimony on the hours of operation, parking, number of staff and what is stored in container on site in the rear; the mechanics' supplies and tools. Mr. Andre described what is proposed for the two floors. He proposes his office on site plus potentially two tenants. When he receives the Certificate of Occupancy (CO), the trailer will be removed from the site. The trailer was approved in 2013 by resolution as a temporary structure; it was to be removed when the CO was issued; CO was never issued.

John Buletza, Engineer and Planner was introduced and sworn in. Mr. Buletza provided his credentials and was accepted by this Board. Mr. Buletza was also the engineer for this project in 2013. He addressed CME's report dated July 12, 2023. He addressed the accessory structures; they will be removed when construction is complete. Applicant will pave front area to construct 15 parking space which would include two ADA parking spaces; there will be 14 parking spaces in the rear, with a total of 29 spaces. There was discussion regarding the parking space stripping; applicant proposes instead of stripping, to install either brick or pavers to delineate the spaces in the rear. Mr. Buletza continued with this testimony and addressed the CME report. He marked in Exhibit A1, Site Plan. Mr. Buletza provided planning testimony. He addressed the Bignell report dated June 12, 2023. Mr. Bletcher stated that the plans need to show what is proposed on the site. There will be no residential use on site. Mr. Buletza continued with his testimony addressing Mr. Bletcher's report by line item. There was discussion regarding the removal of the trailers that has been on site for over 10 years. Per Mr. Bletcher there are two additional containers shown on the plans that this Board cannot approve. Mr. Barlow suggested that a condition be imposed to remove all containers; Mr. Pressler agreed. Mr. Buletza explained how emergency vehicles can access the site and buildings. He concluded his testimony. Chair Wilk opened the floor to questions from the Board. Mr. Pressler gave Mr. Barlow correspondence from the Freehold Soil Conservation District December 12, 2022 to be marked in as Exhibit A2, grants the applicant permission to move forward; certification is valid through June 17, 2026. The applicant received NJDEP Permit dated January 5, 2016 which expired January 5, 2021; this document granted permission to move forward with improvements to the building.

Mr. Bletcher stated that the comments on his report were addressed, however, he would like to see finalized plans of what is proposed and has been discussed. Mr. Barlow agreed; there are too many conditions to the



application which has to be reflected on the plans. Ms. Urbanik stated that we deemed this application complete with a number of issues to be resolved, which was not addressed until this meeting. She stated that this is the danger of deeming applications complete where there are too many outstanding items. She opined that for future applications with so many outstanding issues, we should consider how we deem the application and allowing them to move forward to the public hearing.

Jospeh Hyland, Architect was introduced and sworn in. Mr. Barlow stated that Mr. Hyland has been before this Board numerous times; his credentials has not changed and was accepted by this Board. Mr. Hyland described the proposed floor plan. The proposed applicant is designed for a maximum of three tenants; he explained how the offices will be laid out. Per Mr. Hyland, sprinkler system is not required. Handicap accessibility to the 2nd floor is not required, however handicapped bathrooms are required in the event future staff becomes disabled.

Mr. Barlow stated that the professionals and Board members would like to see finalized plans with all conditions addressed; Mr. Pressler agreed.

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

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

The motion to carry ***PB-2023-01, Edward Andre*** without further notice to the August 15, 2023 with the condition revised documents are submitted by August 1, 2023, was first made by Mr. Acs, seconded by Ms. Urbanik

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

Opposed: None

Absent: Krenzel, Walker

Motion carries

Public Comment

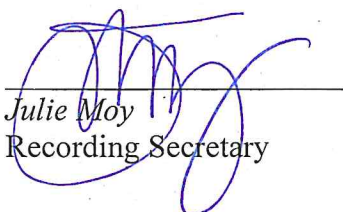
The motion to open to the public was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

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

Adjournment

The motion to adjourn at 8:45 pm pm was first moved by Mr. Clancy, seconded by Councilman Ciulla, all in favor by voice vote.

Respectfully submitted by:


Julie Moy
Recording Secretary

Adopted: August 15, 2023