



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

August 15, 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, Mayor John Krenzel, Cynthia Urbanik, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Hartman Walker, Jr.

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

Approval of Minutes: July 18, 2023

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

Resolution – None

Completeness – None

Public Hearing:

PB-2023-01, E. Andre

223 William Street

Block: 82.01 Lots: 1.01 & 1.06

George Pressler, Esq. represented the applicant.

John Buletza, Engineer and Planner was introduced and remained under oath. Mr. Buletza went over the revisions to the plans as requested at the last meeting. Questions from the Board were given. Edward Andre was introduced and remained under oath. Mr. Andre explained that his construction business will occupy the right side of the building, tenant office space will be on the 1st and 2nd floors. There will be a total of maximum three tenants, which includes his office. Mr. Koch addressed his report dated August 7, 2023. He requested testimony regarding the fire suppression and adequate services for utilities, Mr. Pressler responded that he recalled Joseph Hyland, Architect's testimony, that a sprinkler system is not necessary; he will confirm with Mr. Hyland. Mr. Koch suggested that if the application is approved, that the resolution include the comment that if it is required, revised plans will be submitted showing upgraded services. Mr. Buletza addressed the plans and pointed out the parking spaces on site. Site will be cleaned up from debris and trailers removed. Mr. Barlow stated that his notes reflect that Mr. Hyland testified that sprinkler system is not required because it was 5V construction. Mr. Bletcher addressed the parking calculations. The application requires 29, the applicant has 15 in the front and 14 in the rear. However, the ordinance requires parking spaces to be paved, all weather surface; the rear parking will be



on gravel and will not meet the standards, therefore the applicant will need a variance for the rear parking spaces. This Board will need to grant the site plan approval with the one bulk variance approval for the rear parking spaces. Mr. Bletcher reminded the Board that they wanted to further discuss the time limitation to remove the trailer; one year prior to CO and one year to do the construction. Questions were taken from the Board. Chair Wilk requested specific items to be included in the resolution:

- Removal of sheds and accessory units
- Remove trailer by January 2025
- Remove addition four trailers
- Eliminate second gate
- No residential on site
- Remove Chicken coops

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

The motion to approve *File PB-2023-01, E. Andre* with the conditions as testified was first made by Councilman Ciulla, seconded by Ms. Ciulla

Roll Call in Favor: Bryne, T. Ciulla, Clancy, Dockery, Krenzel, Urbanik, Zammit, Acs, Wilk

Opposed: None

Motion carries

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 lots to 2 lots and construct a 2nd dwelling

Kenneth Pape, Esq. represented the applicant. Mr. Pape summarized the application; to subdivide three lots into two lots and to allow the construction of a single family dwelling. Mr. Barlow confirmed their jurisdiction.

Peter Strong, Engineer was introduced and sworn in. He provided his credentials and was accepted by this Board. Mr. Strong marked in *Exhibit A1, Aerial Display of the Lots 12, 12.01 and 12.01, Block: 164*, dated March 20, 2023. Addressing the exhibit, he described the site and its surrounding sites. The lot is zoned OP in the front and R75; residential use is satisfactory for both lots. Mr. Strong marked in *Exhibit A2, Subdivision Plans*, slightly colorized and enhanced for presentation purposes. Addressing Exhibit A2, he described the proposed subdivision and the variance requested for frontage width on Pulawski Ave.; requires 75', proposed 35'. Mr. Strong addressed the CME reported dated August 7, 2023; the applicant will comply. There will be a sidewalk on Main Street; none on Pulawski Ave.; the applicant is requesting a sidewalk waiver along with the waiver for the lot width. Mr. Koch expressed his concerns for Item #5, on his report, regarding runoff and impervious coverage; Mr. Pape will comply. Mr. Bletcher addressed his report dated August 7, 2023; applicant has responded to this concerns. Mr. Bletcher does not have an issue with sidewalk waiver. He asked for testimony regarding the existing garage; why it cannot be removed. Mr. Pape testified that the applicant would like to maintain the three car garage, which is a sound structure and provides off street parking to the homeowner. The applicant would not be constructing the home; he will offer the lot for sale. The proposed lot will be for a single family dwelling, 1-2 story structure and potential basement depending on the water table.



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

The motion to approve *File PB-2023-05, Arthur Fristch, Jr.*, with the conditions as testified was first moved by Councilman Ciulla, seconded by Mayor Krenzel

Roll Call in Favor: Bryne, T. Ciulla, Clancy, Dockery, Krenzel, Urbanik, Zammit, Acs, Wilk

Opposed: None

Motion carries

Board Discussions

Per Ms. Urbanik, Wawa has added several electric vehicle charges at their location on Old Bridge Turnpike; does this change their use? Mr. Barlow explained that for every one EV parking space, they get credit for two regular vehicle spaces. Mr. Bletcher responded that it does not change their use; they are refueling gas and electric vehicles. Mr. Bletcher explained the gas and EV regulations.

Public Comment

The motion to open to the public was first moved by Councilman Ciulla, seconded by Mr. Clancy, all in favor by voice vote. Seeing none, the motion to close to the public was first moved by Mr. Bryne, seconded by Mr. Clancy, all in favor by voice vote.

Adjournment

The motion to adjourn at 8:15 pm was first moved by Councilman Ciulla, seconded by Mayor Krenzel, all in favor by voice vote.

Respectfully submitted by:



Julie Mox
Recording Secretary

Adopted: September 19, 2023