



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

August 16, 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, Michael Clancy, Councilman Peter Guindi, Cynthia Urbanik, Donna Zammit, Eric Acs (Alt. 1), Cynthia Wilk

Absent: Shirley Dockery, Hartman Walker, Jr., Danielle Ciulla (Alt. 2)

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

APPROVAL OF MINUTES: Meeting of July 19, 2022

The motion to approve the regular meeting minutes dated July 19, 2022 as amended was first moved by Mr. Clancy, seconded by Councilman Guindi, all in favor by voice vote.

Abstained: Urbanik

RESOLUTION – None

COMPLETENESS HEARING:

File PB-2022-04, Silva, 20 Capitol Court

Application to level and grade rear yard, install retaining wall within 2' setback

Brent Papi, EastPoint Engineer represented the applicant, John Silva. Mr. Silva explained the proposed application. Mr. Papi responded to Mr. Koch's report; soil testing report was provided; evaluation of neighboring topography and retaining wall. Applicant would like to postpone the structural design of the retaining wall until they have official technical review report. Applicant and Engineer feels this would alleviate multiple redesigns of the retaining wall. Mr. Koch explained his structural concerns that the applicant's 8' wall is too close to neighbor's 6' wall. Mr. Papi reported that the Geotech engineer did an onsite soil testing and observations; he was comfortable with his findings. Mr. Koch suggested that at this time, deem the application complete and move to public hearing to obtain additional testimony. Comments from the Board was given at this time. There is no variance requested at this time. There is no impact with the height of the wall; it will provide additional privacy to neighbor's property. It was suggested that Mr. Papi speak with Mr. Koch to further discuss requirements to plans. Per Mr. Barlow, Legal Notice to surrounding neighbors are not required; Mr. Bletcher suggested that notice be given, so surrounding neighbors are informed. Mr. Silva can notice, but not required.

Ms. Urbanik made the motion to deem the application incomplete. Completeness hearing is carried to September 20, 2022 provided that the applicant submits requested materials to Mr. Koch. The motion was seconded by Mayor Krenzel



Roll Call in Favor: Krenzel, Byrne, Clancy, Guindi, Urbanik, Zammit, Acs, Wilk

PUBLIC HEARING:

File PB-2022-03, Standard Waste Services

330 William Street Block: 82 Lot: 1.01

Application for minor site plan and bulk variances to renovation an industrial repair and maintenance facility for a fleet of garbage trucks.

George Pressler, Esq. represented the applicant, Stephen Fino. Mr. Pressler summed the application. Site is a vacant warehouse for the past 2 years. Applicant proposes to use site to repair and maintain sanitation vehicles. Three additional overhead doors will be added. Mr. Fino's main office is located in East Brunswick; they are expanding the business into South River. Footprint of site will remain the same. Applicant is seeking a parking variance; required parking is 33, existing is 16 parking spaces, which they feel is adequate for their business. The applicant will re-stripe parking spaces and add one ADA space.

Robert Benedetto, Engineer was introduced and sworn in. Mr. Benedetto provided his credentials and was accepted by this Board. He explained proposed application and site. He marked in and addressed the following Exhibits:

- A-1, DEP Wetland Interpretation Plan
- A-2, Existing Conditions Plan
- A-3, Site Plan

Site circulation will remain the same; no additional impervious coverage will be added. Mr. Benedetto stated that there is an existing non-conformity; side yard setback is 23.5' required setback 25'. They propose curbing in front of the building. Mr. Pressler addressed items on Mr. Koch's report dated August 8, 2022. Mr. Benedetto addressed the curbing request for the front; they are requesting a waiver from adding additional curbing. Mr. Koch would like to see depressed curbing along the driveway opening to define the curb and driveway in front; applicant agreed. Applicant has applied for the Letter of Interpretation from DEP; they are waiting for DEPs response. Mr. Koch asked about the electric service; will electric service need to be upgraded. The applicant *Stephen Fino*, was introduced and sworn in. Mr. Fino testified that one of the reason the purchased the warehouse is because it has adequate electric service and equipment needed for their business; this used to be a transportation site.

Mr. Bletcher addressed his report. Mr. Fino provided operational testimony; he provided additional details of the business. It is a sanitation business where they pick up garbage; the office is at the main location is in East Brunswick. This location would be specifically for truck maintenance and repairs; no hazardous materials will be on site. Mechanics will work on the trucks inside the warehouse. Only emergency repairs will be done outside the building if unable to initially get the truck inside. Mechanics will do enough repair work outside to bring vehicle into the warehouse to complete the work. Mr. Bletcher requested plans to show all vehicles can maneuver the doors; applicant will comply. All vehicles will be stored in the warehouse unless emergency repair has to be completed outside the building. There will be no dumpsters stored outside. If dumpsters are brought to the site, it will be for repairs only, that will take place inside the building. Plans will be submitted to the Fire Marshall for review; applicant will comply with the Fire Marshall's comments. Building is fully sprinkled. Signs are not proposed. Per Mr. Fino, they will clean up the site. Mr. Acs asked about the travel route leaving the



site; signs will be posted for drivers to go left turn only when exiting. Mr. Fino explained travel route leaving and returning to the site. Mr. Fino will give drivers route directions to site and existing the site. There was continued discussion regarding the travel route to/from the site. Ms. Urbanik and Chair Wilk expressed their concerns for truck traffic in residential areas. Mr. Bletcher suggested directional signs for the drivers leaving the site. Mr. Benedetto described proposed work to the parking surface. Ms. Urbanik expressed her concerns for oil spill on site; Mr. Fino explained the process. Ms. Urbanik found several discrepancies between the Architect's and Engineer's plans. Mr. Benedetto responded that the plans will be revised.

Joseph Hyland, Architect was introduced and sworn in. Mr. Hyland provided his credentials and was accepted by this Board. He marked in and addressed *Exhibit A-4*, Architect Elevations; he explained the proposed revisions to the site. Offices will not be used at this time; office space will not be available to staff to use; too small. He described the interior. Building is fully sprinkled. Mr. Fino explained how the parking will occur and the number of staff on site. Mr. Fino opined that 16 parking spaces is sufficient for his operations. There will be ten on site staff and road staff utilizing the 16 spaces. There was continued discussion on truck storage.

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

Arthur Londensky, 70 David St.

Mr. Londensky asked if trucks will be washed inside or outside the building. Per Mr. Fino, trucks will be washed inside the building; grease separator will be installed when they move into the site. No trucks will be washed outside the building.

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

The motion to approve *PB-2022-03, Standard Waste Services* was first made by Councilman Guindi, seconded by Mr. Clancy

Roll call in favor: Krenzel, Byrne, Guindi, Clancy, Urbanik, Zammit, Acs, Wilk

Opposed:

Absent: Dockery, Hartman, Ciulla

Motion carries 8 – 0

Board Comments

Ms. Urbanik asked if the previously discussed application, applicant does not comply with truck storage and parking, how will resolution be enforced; per Mr. Barlow, it would be a code enforcement or Police issue. Ms. Urbanik addressed Causeway St. where there are a number of trucks parked. Per Mr. Londensky, Causeway St. is a County Road and parking is allowed on both sides. The Borough is working with the County to limit parking to one side only to reduce the number of trucks parked. Ms. Urbanik addressed Brick Plant Road, which is a Borough road. She commented that there are a number of empty trailers parked all along that road. Per Mr. Londensky, there is no, "*no parking*", on Brick Plant Road, therefor parking is allowed. Ms. Urbanik commented that traffic is impossible in the area; drivers have to cross over the road to get pass the trailers. This would be a Police issue; Mr. Londensky will notify the Chief.



Master Plan

Main Street – Mr. Bletcher provided a brief summary of the workshop. He asked for direction from this Board, for any revisions s/he would like to see to the Master Plan. Additional elements that needs to be discussed is the Waterfront zone; this was created under the old Master Plan with the assumption we have flood protection. The third area as the Flood Plain; flood plan reports are conceptual. The town does not believe it is a good idea to develop in the flood zone.

Chair Wilk would like to set aside time at the next meeting to discuss recommendations for Main Street and the other two areas and how we should approach it. Chair Wilk received a copy of the 1987 Consensus Report regarding Main Street from Councilman Guindi; she will make available to the Board.

Mr. Byrne announced a new business is coming to town: *Bravo*. Ms. Zammit announced that a new nail salon has opened on Main Street.

Adjournment

The motion to adjourn at 8:40 pm was first moved by Councilman Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Meeting was re-opened for Public Comment.

Public Comment

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

Ed Trygar, Ferry St.

Mr. Trygar stated his opinion on the last meeting addressing the Master Plan. He opined that the committee should meet as a whole. He would like to see the meeting more free flowing and discussions in a group.

The motion to close to the public was first moved by Ms. Zammit, seconded by Ms. Urbanik, all in favor by voice vote.

Adjournment

The motion to adjourn at 8:42 pm was first moved by Ms. Urbanik, seconded by Ms. Zammit, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Adopted: