



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

September 19, 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, Cynthia Urbanik, Hartman Walker, Jr., Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Councilman Antony Ciulla, Michael Clancy, Shirley Dockery, Mayor John Krenzel

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

Approval of Minutes – August 15, 2023

The motion to approve the regular meeting minutes dated August 15, 2023 as presented was first moved by Mr. Acs, seconded by Ms. Urbanik, all in favor by voice vote.

Resolution(s)

File PB-2023-01, E. Andre

223 William Street Block: 82.01 Lots: 1.01 & 1.06

The motion to approve *File PB-2023-01, E. Andre* resolution was first moved by Ms. Urbanik, seconded by Ms. Zammit

Roll call in favor: Byrne, Urbanik, Zammit, Acs, Ciulla, Wilk

Absent: A. Ciulla, Clancy, Dockery, Krenzel

Abstained: Walker

File PB-2023-05, Arthur Fristch, Jr.

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

The motion to approve *File PB-2023-05, Arthur Fristch, Jr.* resolution was first moved by Mr. Acs, seconded by Ms. Ciulla

Roll call in favor: Byrne, Urbanik, Zammit, Acs, Wilk

Absent: A. Ciulla, Clancy, Dockery, Krenzel

Abstained: Walker

Completeness

File PB-2023-04, Rosa Soares

92 Browns Lane Block: 329 Lot: 1.02

Application for Site Plan approval



Applicant requested the application to be carried to the October 17, 2023 meeting.

The motion to carry *File PB#2023-04, Rosa Soares* to the regular meeting scheduled for October 17, 2023 for Completeness Hearing was first moved by Mr. Byrne, seconded by Ms. Acs, all in favor by voice vote.

File PB-2023-07, Main Street Investments, LLC

213 Prospect St. Block: 64 Lot: 1.07

Application proposes to subdivide the lot to construct a 2nd dwelling

Per Mr. Barlow, both Mr. Koch and Mr. Bletcher's reports deemed the application incomplete. This application has been filed by a corporation, therefore must be represented by counsel; applicant was not at the meeting. Mr. Barlow stated that in 2018, a subdivision on this site was approved creating two lots; this lot is one of the two lots. The 2018 resolution indicated the newly created lot would house a single family unit, which has been constructed. Per Mr. Barlow, this application to subdivide the lot would violate the 2018 resolution. If applicant wishes to proceed, he would need to apply to amend the 2018 resolution before this Board indicating why the amendment is needed. Mr. Barlow suggested that the Board deem the application incomplete and carry to the October 17, 2023 meeting, the applicant must provide the necessary information for the professionals to review, and file an application to amend the prior resolution. Chair Wilk took questions from the Board. Ms. Urbanik asked what the difference is between this Board carrying it or deeming it incomplete; nothing, it is the same. The correct address according to the Tax Assessor's email, this lot is 213 Prospect Street Block 64 Lot 1.07. The applicant was before the Zoning Board for a two family house and was denied. Mr. Barlow read the portion regarding the condition of the 2018 resolution approval. The site is in an R75 zone and there is only 7,500 sf of buildable space. The applicant would need approval from this Board to amend the resolution before the subdivision. Current application is to subdivide the lot; no indication of future intention.

The motion to deem *File PB#2023-07, Main Street Investments, LLC*, incomplete was first moved by Mr. Byrne, seconded by Ms. Urbanik

Roll Call in Favor: Byrne, Urbanik, Walker, Zammit, Acs, D. Ciulla, Wilk

Abstain: None

Board Comments

Ms. Urbanik expressed her opinions on the two incomplete applications. Our professionals provided a detailed report. Sometime ago, our Class 1 member (Mayor) suggested we streamline the application process, that the application would remain with the professionals until it is complete before it comes before this Board. Ms. Urbanik asked if this occurs in other towns; Mr. Barlow explained the process in another town he represents. Mr. Bletcher explained how our Technical Review Committee (TRC) process. He also explained the land use law regarding the position of the Administrative Officer. South River's ordinance does not have this position, so the Board shall act as the Administrative Officer. Ms. Urbanik suggested we discuss this with the Class 1 member since he brought this up some time ago.

Public Hearing: None



Public Comment

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

Adjournment

The motion to adjourn at 7:40 pm was first moved by Ms. Urbanik, seconded by Ms. D. Ciulla, all in favor by voice vote.

Respectfully submitted by:



Julie M. Moy
Board Secretary

Adopted: October 17, 2023