



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

September 20, 2022, 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 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: Richard Byrne, Michael Clancy, Shirley Dockery, Councilman Peter Guindi, Mayor John Krenzel (AL), Cynthia Urbanik, Hartman Walker, Jr., Donna Zammit (AL 7:15 PM), Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent:

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

Approval of Minutes: Meeting of August 16, 2022

The motion to approve regular meeting minutes dated August 16, 2022 as amended was first moved by Mr. Byrne, seconded by Councilman Guindi, all in favor by voice vote.

Resolution

File PB-2022-03, Standard Waste Services

330 William Street Block: 82 Lot: 1.01

Mr. Barlow explained the revision to the resolution.

The motion to approve *File PB-2022-03, Standard Waste Services* resolution as amended was first moved by Mr. Clancy, seconded by Councilman Guindi

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

Abstained: Dockery, Walker, Ciulla

Absent: Krenzel, Zammit

Completeness

PB-2022-05, Phillip St. Capital LLC

Phillip St. Block: 46 Lot: 3 Block: 57 Lots: 2 & 7

Preliminary and Final site plan application to extend Phillips Street and construct 2 single family dwellings on 3 lots.

George Pressler, Esq. represented the applicant. He summed the application; it is a site plan application; applicant proposes to construct two dwellings on a paper street. Mr. Koch deemed the application complete. Mr. Bletcher deemed the application complete subject to the waiver request in submitting the Environmental Impact Statement at this time. Mr. Bletcher anticipates that DEP approval will be required, which will meet his environmental issues he may have at this site. The wetlands permit application has been submitted to DEP; they are waiting for a response.



The motion to deem *File PB#2022-05, Phillip St. Capital LLC* complete and to be heard at the October 18, 2022 for Public Hearing was first moved by Councilman Guindi, seconded by Mr. Clancy,

Roll call in favor: Byrne, Guindi, Clancy, Dockery, Urbanik, Walker, Acs, Ciulla, Wilk

Public Hearing: None

Board Correspondence/Comments

Master Plan Discussion: Recommendations for changes to Main Street

The Board discussed the results of the comments gathered at the July 2022 workshop on the Main Street component of the Master Plan. Mr. Bletcher distributed a summary list of comments from the workshop to assist in the discussion. Mr. Bletcher explained the mission of the Planning Board at this point is to determine if there are any updates, changes or corrections needed for the Main Street section. After discussion by the Board, the current Main Street section of the Master Plan reflects the vision of the public at the workshop and the Board.

There were, however, several issues raised at the workshop that were out of the purview of the Master Plan. Mr. Bletcher pointed out that these items can/should be passed on to the Council.

There was a discussion how South River can encourage/require a uniform look for Main Street. It was suggested that some combination of the Council, Economic Development Commission (EDC) and the Historic Society could produce a brochure or handout for new business who come into the Borough. It would outline the requirements and assistance for new businesses as well as where businesses can get assistance.

Mr. Bletcher addressed the “grey” area which would include the waterfront zone and flood plain areas. Mr. Londensky opined that the waterfront redevelopment area needs all its uses changed. There was continued discussion on the flood plain area.

Chair Wilk summed this Board’s next steps. It was agreed that a recommendation letter to be sent to the Council and copy to EDC and the Historical Society to put together the brochure.

Ms. Zammit made the motion for this Board to send a recommendation letter to the Council and copy to EDC and the Historic Society, seconded by Ms. Urbanik, all in favor by voice vote. Mr. Barlow will write the letter and send all parties as discussed.

Chair Wilk stated that the Waterfront and Flood Plain issues will be discussed at the next meeting. Per Mr. Bletcher, the Flood Plain area is more of a policy question where the Board can discuss and make a policy decision on what to do. Mr. Bletcher addressed the Waterfront Revitalization Zone and explained the area we need to review.

Public Comment

Chair Wilk opened the floor to the public.

Ed Trygar, 44 Ferry Street

Mr. Trygar addressed Waterfront Redevelopment Zone; the side of Water Street where the abandoned factories is in a residential zone. This Board should consider reexamining that area. Mr. Trygar is



against the pay in lieu of parking; we need to find a solution for parking. He addressed his concerns for parking not required for street level businesses; parking is still needed for their staff.

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

Adjournment

The motion to adjourn at 8:10 pm was first moved by Mr. Clancy, seconded by Councilman Guindi, all in favor by voice vote.

Respectfully submitted by:

Julie Moy
Recording Secretary

Adopted: October 18, 2022