



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

October 17, 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, Michael Clancy, Shirley Dockery (LE 7:35 pm), Cynthia Urbanik, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Councilman Antony Ciulla, Mayor John Krenzel, Hartman Walker, Jr.

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

Approval of Minutes:

The motion to approve the regular meeting minutes dated September 19, 2023 as presented was first moved by Mr. Clancy, seconded by Ms. Ciulla, all in favor by voice vote.

Resolution: None

Completeness

PB-2023-04, Rosa Soares

92 Browns Lane Block: 329 Lot: 1.02

Application for Site Plan approval and bulk variance

Linda Castillo, Rosa Soares' daughter, represented the applicant. They purchased the property in 2005 or 2006. They purchased the site with the contaminants. The site has been used as the construction yard for JADS Construction since the purchase. She explained what and how their machinery is stored on site. NJDEP is requiring them to cap the site with asphalt.

Fred Stratton, from VFS Environmental, Inc., is a Licensed Site Remediation Professional (LSRP). Mr. Stratton explained VFSE's role in overseeing the environmental remediation on this site as required by NJDEP. Mr. Stratton provided a history of the site. Mr. Koch stated that the applicant is requesting waivers from a few items on the checklist. He has no objection to the waivers and if the Board agrees, he has no issues will deeming the application complete. Mr. Bletcher addressed his report dated October 10, 2023; there are a number of items that were not provided. Applicant needs to submit an impervious coverage waiver; it was stated in the past three completeness review reports. Per Mr. Barlow, the only item grandfathered in for this site was the use; their use pre-exists the ordinance. He explained why the impervious coverage variance is required; 70% is allowed, applicant is requesting 87%. Mr. Barlow stated that Ms. Soares should be represented by attorney; Ms. Castillo cannot represent another individual. He explained the legal notice that will be required when they get to the Public Hearing. Per Mr. Stratton, he certified a *Remedial Action Work Plan*, that was submitted three years ago to NJDEP; any revisions to the plans would require new approval. The applicant also has a flood hazard area permit due to the area, which incorporates the action plan on how the work will be performed and completed. The applicant also has the Freehold Soil Conservation permit. Ms. Urbanik opined that this Board is again put in the position of discussing the details and designing the



application at the meeting. Requirements for this application are noted in Mr. Bletcher's reports. Per Mr. Stratton, the only change to the site is the remediation of the site, so the soil is no longer close to the surface. The Board questioned Ms. Castillo about the parking calculations, on site employee parking, and emergency access. Mr. Bletcher's requirements are as required by the Borough. The applicant needs impervious coverage variance, and potentially a parking variance. Mr. Stratton explained the timeline imposed by DEP; he has until May 7, 2024 to issue his Response Action Outcome report. They not eligible for any more extensions. Ms. Castillo explained how the site cleanup will take place.

The motion to deem *File PB#2023-04*, incomplete and to be carried to the December 19, 2023 for Completeness Hearing was first moved by Mr. Clancy, seconded by Ms. Ciulla

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

Absent: A. Ciulla, Dockery, Krenzel, Walker

Public Hearing: None

Announcement

Chair Wilk announced that the November 21, 2023 meeting is canceled.

Public Comment

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

Board Comments

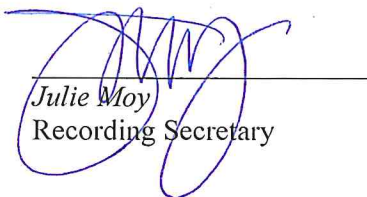
Mr. Byrne made remarks about PB-2022-03, Standard Waste Services (SWS), 330 William Street. They are not in compliance with their resolution. SWS has removed trees, when he specifically stated he would not remove trees. SWS stated vehicles will not be parked outside the garage, and are parking the vehicles in front of the garage. Chair Wilk stated that they are also washing the trucks on the site, which was agreed to be done only inside the garage. Per Mr. Londensky, the owner is supposed to post "*No Vehicle Washing*" signs; he was not aware of the parking, but the vehicles may be gone by the time the Zoning Officer starts work. Once the signs are posted, summons will be issued if they are seen washing the vehicles.

Ms. Urbanik commented on the City Market site regarding their signage; the sign needs to be compliant with their resolution. Current sign is a banner with holes, that is only partially covering the former business' name. She asked who is enforcing these issues that are not in compliance.

Adjournment

The motion to adjourn at 8:05 pm was first moved by Mr. Clancy, seconded by Ms. Zammit, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: January 16, 2024