



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

October 18, 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: Richard Byrne, Shirley Dockery (AL 7:04 pm), Mayor John Krenzel, Cynthia Urbanik, Donna Zammit, Eric Acs (Alt. 1), Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Michael Clancy, Councilman Peter Guindi, Hartman Walker, Jr.

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

Approval of Minutes: September 20, 2022

The motion to approve regular meeting minutes dated September 20, 2022 as presented was first moved by Ms. Urbanik, seconded by Ms. Ciulla, all in favor by voice vote.

Resolution: None

Completeness

PB-2022-06, Daniel Andre

411 Whitehead Avenue Block: 369 Lot: 1.01

Application for minor site plan approval.

Application is carried for Completeness to the November 29, 2022 meeting; applicant will be re-submitting revised plans.

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

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

John Silva, applicant was introduced. He explained that they are proposing to level out his property; documents were submitted. Mr. Koch deemed the application complete and can move forward to public hearing. Mr. Bletcher did not report on this application and defers comments to Mr. Koch. Per Mr. Barlow, legal notice is not required for this type of application.

The motion to deem *PB-2022-04, Silva, 20 Capitol Court*, complete and to be heard at the November 29, 2022 for Public Hearing was first moved by Mr. Acs, seconded by Ms. Zammit, all in favor by voice vote.

Public Hearing:

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. Mr. Pressler summed the application for site plan approval in R75 zone for three lots. Applicant is proposing to construct two single family dwellings. Site is located on Phillip Street, which is a paper street; site will require paving, curbs, sidewalks, drainage and other items prior to construction. This application does not trigger any variances and will be constructed by conforming with requirements. Mr. Pressler agreed to comply with Mr. Bletcher's report dated September 15, 2022.

Robert Benedetto, Engineer was introduced and sworn in. He provided his credentials and was accepted by this Board. Mr. Benedetto explained the application and the current conditions of the site. The applicant proposes to move the lot lines and fill the infrastructure to construct two new homes on three lots to be consolidated into two. The house designs will be submitted at a later date; he described the work to be done to the lots prior to constructing the homes. Current plans show where the houses will be located on the lots and its improvements. Questions were taken from the Board. Mr. Benedetto explained that this is an application for major site plan due to improvements required to the site prior to constructing the dwellings. Proposed lot sizes will be approximately 100' x 150' on the west and 200' x 100' on the east; footprint of the homes will be 50' x 40' inclusive of two car garage. Mr. Barlow explained to the Board why they are hearing the application. Mr. Koch addressed his report by line item dated October 13, 2022. Mr. Koch asked if basements are proposed; yes, Mr. Benedetto explained how it would be proposed. Applicant is requesting a waiver for sidewalks outside their proposed area; applicant proposes to only provide sidewalks along their house fronts. Mr. Koch addressed additional improvements that this Board can consider. He continued with his report from October 13, 2022. Mr. Koch spoke with neighbor's son-in-law and provided their concerns for this application. Questions were taken from the Board. Ms. Zammit asked about building on the wetlands; Mr. Benedetto explained that they are isolated wetland areas and they can apply for a general permit to fill in. There was discussion on vacating portions of the site. Ms. Urbanik inquired about roadway and sidewalk; Mr. Benedetto explained what portions of the roadway will be developed. Mr. Bletcher went over his report dated September 15, 2022 by line item.

Magdi Mikhail, applicant was introduced and sworn in. Mr. Mikhail testified that the stormwater management system will be located on one site. The owner will be responsible for the system, not township.

Mr. Bletcher continued with his report.

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

Emily Grasso, 13 Darrow St., Vice-Chair for the Environmental/Shade Tree Commission

Ms. Grasso was sworn in. She asked who owns the woodland area; the applicant. The Borough owns the paper street. Ms. Grasso asked the Planning Board, to reconsider development in the woodland areas; town needs more trees. She addressed the tree replacement cost which has been reduced, the revised amount is not enough to plant new trees. She has walked the site; encourages the Board to walk the site to see what will be lost. She opined the loss of the woods is too high of a price for two new homes.

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

Ms. Zammit has not visited the site therefore is not aware of the impact; she stated her concerns for the application. Mr. Barlow explained that this application is not here for variance approval, application is for



site plan approval only. The Master Plan states that these three lots should be residential homes and is a permitted use. The applicant has agreed to construct the homes within the allowable footprint where it will not trigger stormwater regulations. Applicant will have to go through DEP's proof requirements.

RECESS

Per Mr. Bletcher, applicant is requesting preliminary and final site plan approval; if the Board chooses, we can grant preliminary approval now and grant final approval after work is completed and approved by Engineer and Planner. Ms. Ciulla commented that no matter what, the professionals have to approve plans prior to construction; at this point we would only be making the applicant to return to this Board for final approval. Ms. Zammit expressed her concerns for the number of conditions.

The motion to approve PB-2022-05, Phillip St. Capital LLC for preliminary and final approval was first made by Ms. Urbanik, seconded by Mayor Krenzel

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

Opposed: None

Motion carries: 8-0

Board Comments

Master Plan Discussion – Waterfront and Flood Plain areas

Chair Wilk distributed handouts for the Waterfront zone to discuss at next meeting.

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.

Arthur Londensky, 70 David Street

Mr. Londensky commented that there are regulations overseen by the construction officials; prior approvals. Before the applicant can request building permits, he was told he has to do all the improvements. Applicant will not receive building permits until Building receives notification from both Mr. Koch and Mr. Bletcher that he has met all requirements. Prior to receiving his CO, professionals also has to approve the construction.

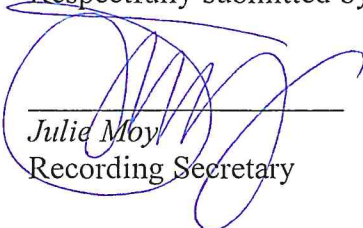
Mr. Londensky stated that the Rails to Trails project has security issues, therefore did not move forward.

Seeing none, the motion to close to the public was first moved by Mayor Krenzel, seconded by Ms. Urbanik, all in favor by voice vote.

Adjournment

The motion to adjourn at 9:00 pm was first moved by Ms. Ciulla, seconded by Mr. Byrne, all in favor by voice vote.

Respectfully submitted by:


Julie Moy
Recording Secretary

Adopted: November 29, 2022