



BOROUGH OF SOUTH RIVER PLANNING BOARD MEETING MINUTES

November 29, 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, Michael Clancy, Councilman Peter Guindi, Cynthia Urbanik, Hartman Walker, Jr. (AL 7:11 pm), Donna Zammit, Danielle Ciulla (Alt. 2), Cynthia Wilk

Absent: Shirley Dockery, Mayor John Krenzel, Eric Acs (Alt. 1)

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

Approval of Minutes: October 18, 2022

The motion to approve the regular meeting minutes dated October 18, 2022 as presented was first moved by Ms. Zammit, seconded by Councilman Guindi, all in favor by voice vote.

Resolution

PB-2022-05, Phillips St Capital, LLC

The motion to approve *PB-2022-05, Phillips St Capital, LLC* resolution was first moved by Councilman Guindi, seconded by Ms. Zammit

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

Abstained: Clancy, Guindi

Absent: Dockery, Krenzel, Walker, Acs

Completeness

PB-2022-06, Daniel Andre

411 Whitehead Avenue Block: 369 Lot: 1.01

Application for minor site plan approval.

Mr. Barlow summed the application. George Pressler, Esq. who represents the applicant could not be at the meeting this evening. It was Mr. Barlow's understanding that both Mr. Koch and Mr. Bletcher deemed the application complete; both professionals agreed.

The motion to deem *File PB#2022-06, Daniel Andre* complete and to be carried to the January 17, 2023 meeting for Public Hearing was first moved by Mr. Clancy, seconded by Ms. Zammit. Councilman Guindi recused himself from this application.

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

Recused: Guindi



Absent: Dockery, Krenzel, Walker, Acs

Public Hearing:

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

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

Per Mr. Barlow, applicant is not represented by an attorney. The applicant, John Silva was introduced and sworn in. Mr. Silva proposes a grade alteration to construct a retaining wall in back yard. His property is sloped in the rear and he would like to level out to remove the slope in the rear yard to make the yard usable for his family.

Brent Papi, Engineer for the applicant. The Board accepted Mr. Papi as a professional. Mr. Papi explained the application. In response to Mr. Koch's report dated October 20, 2022, he revised the plans and they were submitted to the professionals. Mr. Papi explained the revisions; 2 walls will be tiered off the setback line. One wall will be 3.5' in height, second wall will range from 4.5'-5', with 2' between the walls giving it a terrace look. Mr. Papi included the location of the drywall that was installed when the house was built. Mr. Papi made some minor adjustments to the plans. Mr. Koch agreed to Mr. Papi's testimony; he suggested items 1-10 in his October 20, 2022 report, be listed as conditions of approval. Mr. Koch is satisfied the application. Any soil transported to the site must be tested and certified. Mr. Papi stated that they intend to apply for a building permit prior to any work being done; he asked the Board to consider allowing him to submit the application prior to the memorialization of resolution so he may begin work. Chair Wilk did not have an issue with applicant submitting permit application.

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

The motion to approve *File PB-2022-04, Silva, 20 Capitol Court*, subject to the Engineer's report previously referenced, was first made by Councilman Guindi, seconded by Ms. Ciulla

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

Abstain: Walker

Absent: Acs, Dockery, Krenzel

Motion carries

Board Discussion – Master Plan – Waterfront Revitalization (WR) zone

Mr. Bletcher presented his goals and objectives for the Waterfront. He summarized what has occurred in the WR zone following the hurricanes; there has been approximately 100 buy outs and Blue Acres deed restrictions, therefore limiting development in the area. He presented his list of assumptions. Mr. Bletcher reviewed his report and findings. There are approximately 15 remaining homes in the WR zone; approximately 75-80% of homes have been removed in the area. Mr. Bletcher made suggestions regarding uses that can be included in WR zone. Comments from the Board were given at this time. Per Mr. Barlow, this Board's jurisdiction is to make a suggestion to the Council to re-zone the area. There was continued discussion on the WR zone. Per Mr. Londensky, the Causeway is a County road, which always floods. Blue Acres wants the site to be natural, therefore limiting the use. Blue Acres was only offered to residential areas. Ms. Ciulla suggested we take the time to review and reconvene to discuss at another meeting. Ms. Urbanik does not support item M in Mr. Bletcher's report.



Public Comments

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

Board Comments

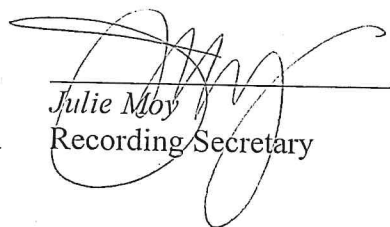
Chair Wilk opened the floor for Board comments. Ms. Urbanik asked about approvals previously granted by this Board; she noticed that some areas, construction has not started for those approvals. The approval stays with property. Per Mr. Barlow, the only item in the Land Use Law that has a time frame is to perfect a subdivision; 190 days to file paperwork.

Ms. Urbanik stated that 330 William Street has disturbed and removed a number of trees on site. Per Mr. Koch, they have not perfected their plans; demolition is supposed to be inside only. Ms. Urbanik asked that someone visit the site.

Adjournment

The motion to adjourn at 8:20 pm was first moved by Councilman Guindi, seconded by Ms. Ciulla, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: December 20, 2022