

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2004-7, WITH THE
REQUEST OF THE HOME NEWS AND TRIBUNE AND THE
SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS
ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES
OF THIS MEETING.

A meeting of the Planning Board was held on May 17, 2011, commencing at 7:00 PM in the Humane Resource Building 55 Reid St., South River, NJ.

Present were: Mr. Beck, Ms. Buffalino, Ms. Farren, Mr. Frost, Councilman Guindi, Ms. Meloni, Mr. Smith and Ms. Urbanik.

Also present were Mr. Barlow Attorney, and Mr. Bletcher the Planner.

Absent were Mr. Anthony, Mr. Clancy, and Mr. Evanovich

The minutes of April 19, 2011 were moved after a few corrections on a motion by Ms. Meloni and a second by Ms. Urbanik, after one correction, all present approved.

At the start of the meeting there were neighbors for the Jads Application and they were told that the Board would not be hearing that Application that it would be moved to June 21, 2011, and were told that the Board could not hear any testimony regarding this Application.

RESOLUTION(S)

The extension of Resolution number 2010-1, Latosh, Sergey and Ala, 526 Old Bridge Turnpike, Block 72, Lot 1.4, minor subdivision. The full reading of the Resolution was waived on a motion by Ms. Urbanik with a second by Councilman Guindi, all present approved. The Resolution was moved for approval by Ms. Urbanik with a second by Mr. Frost, roll call:

File #10-01 Sergey Latosh and Ala Latosh – Minor Subdivision and Bulk Variances, Block 72, Lot 1.04

RESOLUTION

BOROUGH OF SOUTH RIVER PLANNING BOARD

Be it resolved by the Borough of South River Planning Board that:

WHEREAS, Sergey and Ala Latosh, the Applicants who on April 20, 2010, received approval from the Borough of South River Planning Board for minor subdivision approval to subdivide Block 72, Lot 1.04 to create two (2) new lots; and

WHEREAS, the Applicants as part of their conditions of approval needed to obtain Freehold Soil Conservation District approval along with any other agencies having jurisdiction; and

WHEREAS, the Applicants have obtained the necessary approvals; and

WHEREAS, the Applicants came before the Borough of South River Planning Board on April 19, 2011 seeking an extension of time to obtain the necessary subdivision approval of Block 72, Lot 1.08 and Lot 1.09; and

WHEREAS, after reviewing the request of the Applicants for an extension of time at a meeting held on April 19, 2011, the Borough of South River Planning Board concluded that the extension of time could be granted;

NOW THEREFORE BE IT RESOLVED by the Borough of South River Planning Board pursuant to its statutory powers and on April 19, 2011, on a motion by Mr. Beck, seconded by Ms. Urbanik, that an extension of time be granted to the Applicant until June 20, 2011, to obtain the necessary subdivision approval.

The motion was passed by a vote of 8 to 0.

Certification

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Board of the Borough of South River at its regular meeting on May 17, 2011.

Borough of South River Planning Board

M. Anita Hermstedt, Secretary
Borough of South River Planning Board

This Resolution was voted on as follows:

ROLL CALL

IN FAVOR OF APPROVAL:

Michael Beck, Suzanne Buffalino, Michael Clancy, John Frost, Cynthia A. Urbanik, Marilyn Meloni and Gordon Anthony.

OPPOSED TO APPROVAL:

None

ABSTAINING:

None

There were no Applications for Completeness.

PUBLIC HEARING:

2011-1 Jads Construction Co. for Linda Castillo, 40 Jeffrie Ave., Block 284, Lots 12 & 21, for soil addition and grade alteration, received a letter requesting a postponement to the June 21, 2011 meeting CME requesting more information. This request was moved for approval by Ms. Meloni with a second by Councilman Guindi.

2011-3 Azer, Amal 52 Main St., Block 157, Lot 1, add jewelry sales and repair to part of his Deli. Thomas Barlow swore in the Applicant and asked what he wanted to do. Mr. Roumany Tawadrous of 98-1B Winding Wood Drive, Sayreville, NJ spoke on behalf of the Applicant, he is the manager of the Store. He stated that there would be no construction. Mr. Bletcher the Boards Planner in his report asked for more information on the parking. Mr. Bignell and CME reports were entered into the minutes on a motion by Ms. Urbanik with a second by Councilman Guindi, all present approved. Mr. Tawadrous stated that he would have a 6 x 8 portion in the left hand side of the front of the business to display the jewelry. He would have custom watches, gold and silver jewelry. There would be no repairs done on the premise, the one thing they

would do is change batteries in watches. There would be cleaning on site with an ultra machine, no cleaning materials on site. They already have security in the building no jewelry will be left out over night, and he has a window with a pull down cover to put over the jewelry case. Parking is on site with meters and in the back of the building there is parking. He has been in business for over 17 years, and what this will do is increase foot traffic. Mr. Bletcher went over his report at this time stating that at first the Applicant went to the Zoning Board for a waiver of the site plan and it had been decided that a site plan was needed therefore the Applicant had to go to the Planning Board, and a Deli and Jewelry is permitted in the zone. Ms. Farren stated that this is not a change of use; it is just adding to the space Jewelry sales, which will comprise 48 feet. Mr. Frost asked if he would be buying jewelry and Mr. Tawadrous answered yes he would be, stating that he applied to precious metals for a permit. Mr. Beck asked if any signs would be put up outside, and was told all signs would be inside the business. This application was opened to the public, hearing none it was closed on a motion by Ms. Meloni with a second by Ms. Urbanik. The application was moved by Ms. Urbanik with a second by Councilman Guindi all present approved.

BOARD BUSINESS & CORRESPONDENCE.

The Board received letters from CME, and Bignell Planning on Conforti Site Plan, which was moved to be received and filed on a motion by Ms. Urbanik with a second by Councilman Guindi, all present approved.

They also received information from Middlesex Department of Planning Land Development regarding Brick Plant Road also County of Middlesex and Freehold Soil, also Freehold Soil on Gates Ave., were all received and filed on a motion by Councilman Guindi with a second by Ms. Urbanik, all present approved.

The Board also received a copy of the Ordinances passed by the Council and had no objections to same.

BILLS:

The bill for Lombardi & Lombardi was ordered paid on a motion by Councilman Guindi with a second by Ms. Meloni all present approved.

The meeting was Open to the Public hearing none it was closed on a motion by Mr. Beck with a second by Councilman Guindi.

COMMENTS:

Ms. Meloni welcomed our new member Mr. Gregory Smith, all agreed.

Ms. Buffalino brought up that the Board should do an on site inspection of 40 Jefrie Ave., and requested of the Attorney to send a letter requesting either June 1st or 8th to go look at the property, the Attorney said that he would do that.

Mrs. Hermstedt asked who would be going to Atlantic City and was told that Ms. Farren and Ms. Meloni would be going Tuesday and Wednesday.

The meeting was adjourned on a motion by Ms. Urbanik with a second by Councilman Guindi, all present approved.

Respectfully submitted,

M. Anita Hermstedt
Secretary