

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 June 21, 2011, commencing at 7:00 PM in the Human Resource Building 55 Reid St., South River, NJ.

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

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

Absent were Mr. Anthony, and Mr. Smith

The minutes of May 17, 2011 were moved on a motion by Ms. Urbanik and a second by Ms. Meloni, all present approved.

Mr. Barlow took the time to let any persons know that if they were there for the Jads application that it would not be heard until September 20th, their engineer is ill.

RESOLUTIONS:

2011-3 Azer, Amal, 52 Main St., Block 157, Lot 1, add Jewelry sales and repair to the Deli. The full reading of the Resolution was waived on a motion by Mr. Clancy, with a second by Councilman Guindi. The Resolution was moved for approval on a motion by Ms. Urbanik with a second by Ms. Farren.

File # 11-3 Amal Azer, Block 157, Lot 1, Site Plan

RESOLUTION

BOROUGH OF SOUTH RIVER PLANNING BOARD

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

WHEREAS, Amal Azer, the Applicant, has applied to the Borough of South River Planning Board for site plan approval for Block 157, Lot 1; and

WHEREAS, the Applicant has complied with all of the jurisdictional requirements necessary to prosecute this application; and

WHEREAS, after reviewing the application and the representations of the Applicant's representative at a meeting held on May 17, 2011, the Borough of South River Planning Board made the following findings:

1. The Applicant was represented at the hearing by Roumany Tawadrous, the manager of the store.
2. The property is known as Block 157, Lot 1 on the Borough of South River Tax Map and also known as 52 Main Street, South River, New Jersey.
3. The property is situated in the B-1 (Local Business) Zone.

4. The following Borough Agencies reviewed the application and commented:

- A. Bignell Planning Consultants, Inc., Memorandum dated April 13, 2011.
- B. CME Associates, Memorandum dated April 14, 2011.

5. Roumany Tawadrous is the manager of the store which is operating just as a deli. He testified that the deli has been in existence for approximately (17) seventeen years. He indicated that the store wishes to dedicate a 6' x 8' area in the front left portion of the store for jewelry sales and purchases and also the minor repairs of jewelry.

6. Mr. Tawadrous testified that there will be no physical changes to the structure of the store. He testified there is currently no onsite parking and there will continue to be no onsite parking.

7. The Applicant indicated that he was before the Planning Board because of the partial change in use to the premises required site plan approval. The Applicant agreed to limit the area dedicated to jewelry to a 48 sq. foot portion of the store in the left front portion of the store.

8. Mr. Tawadrous testified that there will be no outside signs. Any major jewelry repairs will be done offsite. The Applicant will not use any type of chemicals or any other caustic materials for the jewelry.

9. Mr. Tawadrous on behalf of the Applicant testified that there will be no change in the hours of operation of the store.

10. The public was invited to comment, pose questions and testify. No one from the public chose to do so.

11. The Board made the following conclusions:

CONCLUSIONS

1. The Board concluded that the site plan application and waivers were appropriate to the site and in determining same the Board accepted the recommendations of the Borough's professional's that the site plan could be granted without substantial detriment to the surrounding properties and the Borough.

For such other reasons as stated in the minutes and recorded at the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Borough of the South River Planning Board pursuant to its statutory powers and on May 17, 2011, on a Motion made by Ms. Urbanik and seconded by Mr. Guindi, that the site plan application and waivers to allow Amal Azer, at Block 157, Lot 1, also known as 52 Main Street, in the Borough of South River is approved to allow the sale, purchase and repair of jewelry subject to the following conditions:

1. The Applicant is limited to a 6' x 8', 48 sq. foot, portion of the current existing store to conduct jewelry related sales, purchases and repairs.

2. The Applicant has agreed as a condition of approval that no construction will be done to the premises.

3. The Applicant has agreed that as a condition of approval that there will be no outside signs.

4. The Applicant has agreed and he is aware that the purchase of jewelry depends on the issuance of the appropriate permit by the Borough of South River.

5. The Applicant will not use any type of chemicals or any other caustic materials for the jewelry.

6. The Applicant agreed that there will be no change in the hours of operation of the store.

The Motion was passed by a vote of 8-0.

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 June, 21, 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 WAIVER:

Michael Beck, Suzanne Buffalino, Donna Farren, John Frost, Peter Guindi, Cynthia Urbanik, Marilyn Meloni and Gregory Smith.

OPPOSED TO WAIVER:

None

ABSTAINING:

None

COMPLETENESS:

2011-2 Lourenco, Mario & Judy, 42 William St., Block 26, Lot 6 & 33, minor subdivision. Mr. John Plosnoko spoke on behalf of the Applicants. He explained that the property is located next to St. Stephen's parking lot on William St.. He explained to the Board that eighty three lots located on William St., are undersized in width and depth. He requested that the public hearing be held at the September 20, 2011 hearing. Mr. Lee explained that a couple of Block and Lots were missing on the Property List. Mr. Beck questioned the report from Bignell asking Todd about #4 and was told this was a typo. The Application was deemed complete on a motion by Ms. Urbanik with a second by Councilman Guindi all present were in favor.

2011-4 South River Business Park, LLC, preliminary and final site plan approval for Brick Plant Road, Block 83, 77.1 and 68, Lot 1. Mr. Lee again let the Secretary know that some Blocks and Lots were missing on the Property List. Mr. Clarkin explained that Mr. Andre purchased 13 acres from the Borough a couple of years ago and that only one acre could be developed. Ms. Urbanik asked where is the location of this site and was told that it was right next to the Conforti site. Mr. Bletcher from Bignell Planning said there was no reason not to have this application deemed complete, and Mr. Lee said that he had three items, but also no reason why it could not be deemed complete. Ms. Urbanik made a motion to deem this Application complete and the public hearing to be held on August 16, 2011 with a second by Mr. Beck, all present approved.

BOARD BUSINESS & CORRESPONDENCE:

The letter from Bignell Planning on Frank Greek was received and filed on a motion by Mr. Beck with a second by Ms. Urbanik.

The Letter from Bignell Planning Consultants on Daniel Santos, Mr. Barlow spoke that they received the new deeds but they put a different Block & Lot on them and he wanted to send them to Mr. Koch. The letter was received and filed on a motion by Mr. Beck with a second by Ms. Urbanik, all present approved.

The new plans for 570 Old Bridge Turnpike, Rosetta Chkwuani will be put on the next agenda as a completeness since they have changed a few things, and therefore to give the Board time to reacquaint themselves was moved on a motion by Ms. Meloni with a second by Councilman Guindi, all present approved.

BILLS:

The Bills from Lombardi & Lombardi were ordered paid on a motion by Councilman Guindi with a second by Ms. Meloni, all present approved.

OPEN TO THE PUBLIC:

The meeting was opened to the public by Ms. Buffalino, hearing none moved to close on a motion by Councilman Guindi with a second by Mr. Clancy.

COMMENTS:

Ms. Meloni questioned Mr. Bletcher if the Master Plan did not change the way the application for the OBT would be heard, and was told no it would not.

Mr. Frost said that he has asked three separate people for a flag for the room. Councilman Guindi said that he would see that we got one.

The meeting was adjourned on a motion by Councilman Guindi with a second by Mr. Clancy all present approved.

Respectfully submitted,

M. Anita Hermstedt,
Secretary