

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 August 16, 2011, commencing at 7:00 PM in the Human Resource Building 55 Reid St., South River, NJ.

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

Also present was Mr. Kinneally, Attorney, Mr. Bletcher the Planner and Mr. Lee, CME

Absent was Mr. Anthony, Ms. Buffalino Ms. Meloni and Mr. Smith.

The Minutes from June 21, 2011 were approved on a motion by Ms. Urbanik with a second by Mr. Frost all present approved

RESOLUTION(S)

2010-2 Santos, Daniel, 20 Rose St., Block 29, Lot 7, 8 & 9, for an extension of time, the full reading of the Resolution was waived on a motion by Ms. Urbanik with a second by Mr. Clancy all present approved. The Resolution was approved on a motion by Ms. Urbanik with a second by Mr. Clancy, roll call to follow.

**File #10-02 Daniel Santos —
Minor Subdivision and Bulk Variances,
Block 29, Lot 7, 8 and 9.
RESOLUTION**

BOROUGH OF SOUTH RIVER PLANNING BOARD

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

WHEREAS, Daniel Santos, the Applicants who on October 19, 2010, received approval from the Borough of South River Planning Board for minor subdivision approval to subdivide Block 29, Lot 7, 8 and 9 to create two (2) new lots; and

WHEREAS, the Applicant as part of their conditions of approval needed to obtain approvals from a number of different agencies; and

WHEREAS, the Applicant has been obtaining the necessary approvals; and

WHEREAS, the Applicant came before the Borough of South River Planning Board on June 21, 2011, seeking an extension of time to obtain the necessary subdivision approval of the two (2) lot subdivision; and

WHEREAS, after reviewing the request of the Applicant for an extension of time at a meeting held on June 21, 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 June 21, 2011, on unanimous

motion that an extension of time be granted to the Applicant until December 20, 2011, to obtain the necessary subdivision approvals.

The motion was passed by a vote of 9 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 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 APPROVAL:

Michael Beck, Suzanne Buffalino, Michael Clancy, Donna Farren, John Frost, Peter Guindi, Cynthia A. Urbanik, Marilyn Meloni and George Evanovich.

OPPOSED TO APPROVAL:

None

ABSTAINING:

None

COMPLETENESS:

2010-5 Chukwvani, Rosetta, regarding 570 Old Bridge Turnpike, Block 73.1, Lot 6 to open a restaurant/bar on said premise did not come to the meeting, with approval from the Attorney the application was moved to the October 18th meeting on a motion by Councilman Guindi with a second by Mr. Evanovich., all present approved.

PUBLIC HEARING(s):

20101-1 Jads Construction, Linda Castillo, 40 Jeffrie Ave., Block 284, Lot 12 & sa, sent a letter stating that they will not be ready for this meeting, because of the illness of their engineer, this application will be held over until the September 20, 2011 hearing on a motion by Mr. Clancy with a second by Ms. Urbanik, all present approved.

2004-4 South River Business Park, LLC, Brick Plant Road, Block 68, 77.2 & 83, Lot 1 to construct a one story warehouse 12, 773 sq. ft. Mr. Clarkin spoke on behalf of the Applicant, stating the site is vacant and that it contains three separate lot, with frontage on Brick Plant Road. Mr. Clarkin stated that most of the site is encumbered by wet lands and that they need a parking variance because it will be located 5' from the property line, and 20' from the end of the pavement. Mr. Clarkin called on one of his witnesses to give testimony. Mr. Jund, 3 Homestead Road, Edison, NJ gave his credentials, Mr. Sheehan spoke on behalf of Mr. Lund. He spoke the property is located on Brick Plant Road and that Mr. Andre originally purchased 13 acres. Sheet number 2 of the plans have the wet lands designated in the shaded section,, and what is left is one acre. We have a letter of interpretation which was marked into evidence, with today's date. Mr. Lund also stated the rest of the property is wooded. They submitted a landscaping proposal, stating that the land is a n irregular shape, and that the wet lands configures how the parking will be accessed from Brick Plant Road. They will address the drainage and that the property conforms to all the bulk standards. Two of the issues are the signs

and the vehicle schedule of deliveries. Mr. Lee stated that they are not using Rubin and not doing improvements and that this the waiver they are seeking.

Ms. Urbanik questioned what improvements were they seeking? Mr. Lee explained what the municipality asked for.

Mr. Lund spoke about the revised architectural drawings using a roll up door, which will make it a lot easier to unload, and the turning of the trucks around using different times when hopefully the lot will be empty. Ms. Urbanik asked about the hours of operation, and was told at this time they do not have any. They do not have any tenants as of now. Mr. Clarkin is of the opinion not to restrict the hours of operation. Ms. Urbanik stated that this is in proximity to residential buildings. Mr. Clarkin stated that trucks are not allowed on William St., Mr. Clancy questioned the length of the trucks and was told that 52' is the longest. Mr. André is of the opinion the he does not want to put imitations on the business.

Mr. Lund also asked for a waiver on the planting of trees stating that there are a lot of trees there and that they do not need more. He is also requesting a waiver on the parking stating the property has a 10% slope which cuts the building in half and the parking, and that there will be no negative effect, stating that this is an isolated industrial part of the Borough. Ms. Farren questioned whether or not there would be any manufacturing and was told no. Mr. Andre spoke about his application stating that he lives at 41 Hollander St., in South River, and that he is the principal owner, and that there will be three separate units with roll up doors. The building will be a split faced or smooth block with stucco. Mr. Beck asked the pleasure of the Board? Mr. Clancy moved the Application with the stipulations and the waiver for the parking, trees and grade with no time limits, with a second by Mr. Frost, all present approved.

BOARD BUSINESS & CORRESPONDENCE:

Letter from the County of Middlesex on 52 Main St., and South River Development and a Letter from Freehold Soil on the Board of Education, were received and filed on a motion by Ms. Urbanik with a second by Councilman Guindi, all present approved.

The bill from the Home News was ordered paid on a motion by Councilman Guindi with a second by Ms. Urbanik, all present approved.

BILLS:

The bills were ordered paid on a motion by Councilman Guindi with a second by Ms. Farren all present approved.

OPEN TO THE PUBLIC:

The meeting was opened to the public by Mr. Beck hearing none it was closed on a motion by Councilman Guindi with a second by Ms. Urbanik all present approved.

COMMENTS:

Mr. Kinneally thanked the Board for welcoming him as he sat in for Mr. Barlow. Mr. Lee apologized for his attire stating it was a last minute assignment. Everyone welcomed Mr. Sheehan. Councilman Guindi announced Cruise night. Mr. Frost questioned where was our flag and Mr. Sheehan said that it was a joy coming home.

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

Respectfully submitted,

M. Anita Hermstedt, Secretary