

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 March 20, 2012, commencing at 7:00 PM in the Human Resource Building 55 Reid St., South River, NJ, commencing at 7:00 PM.

Present were: Mr. Anthony, Mr. Beck, Mr. Butewicz, Mr. Davis, Mr. Evanovich
Councilwoman Farren, Mr. Frost, Mr. Smith and Ms. Urbanik.

Also present was Mr. Barlow Attorney, Mr. Lee, Engineer and Mr. Bletcher the Planner

Absent were Mr. Clancy, and Mr. Eppinger.

The Minutes from February 21, 2012, were approved on a motion by Mr. Frost with a second by Mr.. Evanovich all present approved.

COMPLETENESS:

2012-1 Grego, Arcelina, 33 Whitehead Ave., Block 299, Lot 10 construct a new open porch for smoking area. Mr. Frost excused himself from the dais being as he lives within 200' of the Applicant. Mr. Bletcher the Planner stated that this Application was originally filed with the Zoning Board and it was determined that it did not need a use variance therefore it needed to be moved to the Planning Board. Mr. Clarkin the Applicant Attorney informed the Board that they wanted to construct a 155 square foot porch, which would be irregular in shape. What it will do is provide a smoking area and hopefully cut down on the noise issue. There will be no tables, chairs or stools, and no improvements are being proposed. They have parking for seventeen and eighteen is required.

This application was moved for completeness on a motion by Ms. Urbanik with a second by Councilwoman Farren, all present approved.

PUBLIC HEARING:

2012-1 Grego, Arcelina, the Board's Attorney swore in Mr. Steven Grego who spoke on behalf of his mother, stating his address is 33 Whitehead Ave., South River, NJ. His mother owns the property since 1986 when they purchased it, there are two tenants, and the bar, which he runs for his mother. They are registered with the N.J. Department of Community Affaires. He has a paper which says it has three apartments plus the bar. It is located in the older section of town and has a picture of the property to show the Board, which was marked as A3. The purpose of the open porch is to have a smoking area and no other changes will be made to the property. Ms.. Urbanik questioned haw many people are allowed in the bar area, Mr. Grego told the Board forty nine. Mr. Grego told the Board that all the complaints are coming from the side of the Building. Mr. Hyland the architect said that he prepared the plans and that they were putting the addition along Armstrong, all the structures in the area are close to the Street and very close to the establishment. The Building has enough windows and he actually took some out, none of the bar changes and is acoustically rated, and there will be no changes to the parking. They are planting three trees along the Street barrier between the bar and the neighbors. There is one way traffic in and out of the parking lot. New fencing will be installed, they are removing the chain link and put up a six foot vinyl. The front yard setback needs a variance, and the smoke will go out through the roof. They will plant ornamental trees along the back. Mr. Evanovich questioned how do you know how many people are in the bar and was told that the Fire Department makes the occupancy number and Mr. Greco said there has never been a summons for over crowding. Ms. Urbanik questioned the trees that are along the retaining wall and was told there is an oak between the dumpster and the wall. The windows being proposed do not open, but Ms. Urbanik

questioned where all the smoke would be going and it would be a good idea to have the windows open at the top. There will be a retractable skylight, the roof will be able to open and close. Mr. Clarkin will send a letter to the Fire Department and the Police to let them know what they were doing. Councilwoman Farren inquired whether there will be new signage and lighting on the outside of the building? There will be a new sign saying Gold Star Bar and that the size of the letters are six inches tall. Ms. Urbanik made a motion to include the Professionals report from March 13 and March 14 as part of the minutes with a second by Councilwoman Farren. Mr. Beck opened the meeting to public.

Mr. Daniel Link of 77 Armstrong that adding to what he had been hearing about the smoking problems that they are trying to keep a good relationship with the neighbors. It seems like there is a more rowdy crowd than there used to be, seeing the plans he is in agreement with the situation. Hearing no one else Councilwoman Farren moved to close the Application to the public with a second by Ms. Urbanik, all approved. Ms. Urbanik moved for approval of this application with a second by Councilwoman Farren, all present approved.

Mr. Frost returned to the dais

COMPLETENESS:

2012- 2 Chicks with chocolate, 268 Main St., Block 169, Lot 1, waiver of site plan for parking. Elyssia Wassung said that the parking requirements are different Tuesday thru Friday the hours are 11 to 7 , and on Saturday they are 11 to 5. She was asked approximately how many customers do they have during the hours they are open. Ms. Wassung stated that between 10 to 20 people, and they stay about ten minutes, curiosity is going on right now. Councilwoman Farren stated that there is a fifteen minute parking spot on the side of the building. Ms. Wassung said they also want to start a party room and that will also impact the parking. Mr. Frost questioned why they have to come back again why can't we approve them now? The rest of the Board did not remember if with the last person how many times they came in front of the Board. Ms. Urbanik moved the application for a public hearing to be held on April 17, 2012 with a second by Mr. Frost all in favor.

PUBLIC HEARING:

2011-1 Jads Construction Co. for Linda Castillo, 40 Jeffrie Ave., Block 2894, Lots 12 & 21 for soil addition and grade alteration sent a letter requesting a motion to move the Application to the April 17, 2012 meeting. Mr. Lee spoke to the Board stating that they will be meeting with her engineer on Thursday. Mr. Frost moved this application to the April 17, 2012 meeting with a second by Councilwoman Farren.

BILLS:

The bill for Lombardi & Lombardi were ordered paid on a motion by Mr. Frost with a second by Councilwoman Farren, all approved.

OPEN TO THE PUBLIC:

Mr. Beck opened the meeting to the public hearing none it was closed on a motion by Councilwoman Farren with a second by Mr. Frost all approved.

COMMENTS:

Mr. Frost again made a comment about application 2012-2.

Ms. Urbanik wished everyone a Happy Spring.

ADJOURNMENT:

The meeting was adjourned on a motion by Councilwoman Farren with a second by Mr. Anthony, all present approved.

Respectfully submitted,

M. Anita Hermstedt, Secretary