

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 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 19, 2014, commencing at 7:00 PM at 61 Main St., South River, NJ.

Present were Mr. Beck, Mr. Butewicz, Mr. Clancy, Mr. Davis, Mr. Evanovich, Ms. Farren, Ms. Urbanik and Mayor Krenznel.

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

Absent were Mr. Eppinger, Mr. Frost and Councilman Guindi.

MINUTES:

The minutes from June 17, 2014 were approved on a motion by Ms. Farren with a second by Mr. Clancy, all present approved/

COMPLETENESS:

2014-2, Castillo, Linda, 40 Jeffrie Ave., Block 284, Lot 12 & 21, soil addition and grade alteration. Ms Castillo spoke to the Board about her application. She informed the Board that what is being proposed is to fill in the ditch behind the home so as not to be overflowing when we get a lot of rain. They do not know how much dirt it will take to fill in the ditch. The engineer stated that they have to have a drainage report, and that Mr. Koch does not feel that this application should be deemed complete, and should be moved to the next meeting. Ms. Castillo requested of the Board to please deem the application complete, and next month do the public hearing. Mr. Barlow informed the Board that there is no clock ticking and that the Board did not have to act on the application. Mr. Clancy spoke about the problems that a lot of people have with water. Mr. Clancy made a motion to carry this application to the meeting of September 16, 2014, with a second by Ms. Farren, all present approved.

BOARD BUSINESS & CORRESPONDENCE:

1. Consideration of an Ordinance 2014-12, an ordinance amending Borough Code Chapter 350:: Zoning-Education Institution District.
2. Consideration of an ordinance 2014-28 an Ordinance Amending Borough Code Chapter 350 Zoning-Lincoln School Overlay Zone
3. Report from Bignell Planning regarding the property in question.

The correspondence was received and filed on a motion by Ms. Urbanik with a second by Mr. Clancy, all present approved.

Mr. Bletcher was called upon to explain the Ordinances to the Board and the actions which were taken to bring it to the Board.

The first thing they did was have the Clerk notify all the residents within 200 feet of the property that we would be holding a meeting on the topic of changing the Zoning of the property this evening and certified and regular mail. They also put an ad in the Home News Tribune. and all the information will be given to the Secretary to put in the file. Mr. Bletcher explained to the Board how they are going to change the Zoning and what will be allowed to be built there. He explained that the Borough acts like the Applicant in noticing everyone. He explained to the Board the the Block in question is Block 38 and that the Borough owns the Parking Lot. The Zoning Changes for the site drafted in the Ordinance is that the owner will have to control what they build on the property. The zone will not change it is still an R75, with an additional layer of Zoning to a B2. Mr. Butewicz questioned what is allowed in a B3 zone and Mr. Bletcher explained it will be retail stores, recreational, beauty, bakery and mixed use buildings, such as a store on the bottom and apartments on the top. Mr. Urbanik stated that in the paragraph on signs, it says that it prohibits free standing signs, Mr. Bletcher explained they would have to get approval.

Mr. Beck opened the application to the public.

Mr. Rakoski, 95 Prospect St. talked about the cost of sending a student to school did anyone know what that would be, and someone should do a traffic study, because traffic on William and Prospect can be very heavy at time. Ms. Urbanik advised the gentlemen to go to the Mayor and Council meeting, and say you believe that should be looked at. There being no one else the application was closed to the public on a motion by Mr. Clancy with a second by Ms. Farren.

Mr. Beck asked the Board if they had come to a decision, Mr. Clancy made a comment that he felt that Ordinance no. 28 was the better of the two, therefore Mr. Butewicz made a motion for approval with a second by Mr. Clancy, roll call to follow.

RESOLUTION:

Resolution regarding an ordinance amending Borough code Chapter 350, Lincoln School,, Ms. Hermstedt read the Resolution to the Board and Ms. Urbanik made a motion for approval with a second by Mr. Clancy , roll call to follow.

Lincoln School Property Proposed Overlay Zone, Block 38, Lots 10 & 18

RESOLUTION

BOROUGH OF SOUTH RIVER PLANNING BOARD

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

WHEREAS, the Borough of South River Council is considering a zone change for the former Lincoln School property, (Block 38, Lots 10 & 18 on the Borough of South River Tax Map) to anticipate future development of this site; and

WHEREAS, an overlay zone should be considered to establish useful zoning controls on the site; and

WHEREAS, at a meeting on July 28, 2014 the Borough Council introduced an amendment to the Zoning Ordinance 2014-28 of the Borough of South River, specifically Section 350- 24.1; and

WHEREAS, the matter was referred to the Borough of South River Planning Board for a public hearing on Master Plan consistency; and

WHEREAS, the Planning Board of the Borough of South River conducted a public hearing on August 19, 2014, at which time the public was invited to comment and ask questions about the Proposed Overlay Zone;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of Borough of South River recommends that the South River Borough Council adopt the proposed Zoning Ordinance 2014-28 amendment for the Lincoln School Property also known as Block 38, Lots 10 & 18.

BE IT FURTHER RESOLVED, that the Planning Board of the Borough of South River recommends that the South River Borough Council take no action and not adopt Zoning Ordinance 2014-21 introduced on July 14, 2014.

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Clerk of the Borough of South River for distribution to the Mayor and Council within five (5) days of the adoption of this Resolution.

The above is a Memorialization of a motion duly made and seconded on August 19, 2014, and passed with unanimous vote.

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, Mr. Butewicz, George P. Evanovich, Michael Clancy, Glenn Davis, Ms. Farren and Cynthia Urbanik.

OPPOSED TO APPROVAL:

None

ABSTAINING: Mayor Krenzel

BILLS:

The bills from the Home News and Lombardi and Lombardi, were ordered paid on a motion by Mr. Clancy with a second by Ms. Farren all present approved.

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

Respectfully submitted,

M. Anita Hermstedt,