

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2015-6, 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.

In the absence of the Chairman, Vice Chairperson Urbanik conducted the meeting.

A meeting of the Planning Board was held on May 19, 2015, commencing at 7:00 PM in the Criminal Justice Building 61 Main St., South River, NJ.

Present were: Mr. Butewicz, Mr. Clancy, Mr. Evanovich, Ms. Farren (7:10 pm), Mayor Krenzel, Councilman Trenga (7:05) and Ms. Urbanik.

Also present were Mr. Barlow, Attorney, Mr. Koch, Engineer and Mr. Bletcher, Planner.

Absent were Mr. Beck, Mr. Frost, Mr. Davis, Mr. Eppinger, and Mr. Santos

MINUTES

The Minutes of Meeting No. 3 held on March 17, 2015 were submitted to the Board for acceptance and/or amendment.

Ms. Butewicz moved that the Minutes be approved as presented. Mr. Clancy seconded the motion. Mr. Krenzel abstained, others present approved.

COMPLETENESS

PB2015-01 Minor Site Plan
396 Whitehead Associates, LLC. Block 1, 1.1 &2
Commercial Office/Storage Space

NOTE: Applicant has decided to transfer application to Zoning Board of Adjustment

PB2015-02 Minor Site Plan
656 Old Bridge Tpk. Block 73, Lot 10.2
Addition of a trash enclosure to the site

Deemed complete with waivers as stated by the Planner and Engineer on a motion by Mr. Clancy, seconded by Mr. Butewicz. Public Hearing to be held on June 16, 2015. All present approved.

BOARD BUSINESS & CORRESPONDENCE

1. Resolution 2015-133 of the Governing Body – Authorizing the Planning Board to undertake an investigation of the Main Street Rehabilitation District as a possible area in need of redevelopment, pursuant to N.J.S.A. 40A:12-A-6
Received and filed by Mr. Clancy.
2. Post Sandy Planning Assistance Grant Reports
 - Mr. Bletcher reviewed the reports and briefly explained what the documents mean and what they will do for the Borough such as reducing flood insurance rates. The comprehensive report on neighborhood mapping based on FEMA records was explained; blocks and lots were identified in the flood area and what the fiscal impact on the Borough will be in the future.
3. Ordinance 2015-3 Amending Chapter 350 – Zoning
 - Received and filed by Donna Farren
4. Certification Letter from Freehold Soil – Firehouse Redevelopment
 - Received and filed by Donna Farren
5. Plan Expired/Not Active – Blue Bamboo, 656 Old Bridge Tpk.
 - Received and filed by Donna Farren
6. Rules and Regulations of Board – Revised with Board/Attorney comments
 - Review for consistency. Title to be Planning Board Secretary.

BILLS

1. Bannister - \$160.25

Motion made by Mr. Butewicz to pay the bills. Second by Mr. Clancy. All present approved.

PUBIC COMMENTS:

Ms. Urbanik opened the meeting to the public.

Ed Tryger. 44 Ferry Street

- Questioned when the board will take action on the Resolution 2015-133 and asked to be notified. Ms. Urbanik advised the agendas are posted online

Jack Alai, 190 Main Street

- Questioned Rehabilitation and Redevelopment
Mr. Bletcher advised that it is too early to determine that. The first step is for the council to delineate the area by block and lot then move forward from that point.

No additional Public Comments. Motion was made by Mr. Clancy. Second by Ms. Farren. All present approved.

PROFESSIONAL/BOARD COMMENT

Mayor Krenzel

- Well run meeting

Mr. Butewicz

- Noted that Plan states Main Street Rehabilitation District/Eminent Domain and Condemnation will not used

AJOURNMENT

Mr. Clancy moved that this meeting be adjourned. Mr. Farren seconded the motion. All present in favor. Meeting adjourned at 8:10 PM.

Respectfully submitted on
June 10, 2015

Sheryl L. Nevin

Sheryl L. Nevin
Planning Board Secretary