

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.

A meeting of the Planning Board was held on March 17, 2015, commencing at 7:00 PM in the Criminal Justice Building 61 Main St., South River, NJ.

Present were: Mr. Beck, Mr. Butewicz, Mr. Evanovich, Ms. Farren, Mr. Frost, Councilman Trenga and Ms. Urbanik.

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

Absent was Mr. Clancy, Mr. Davis, Mr. Eppinger, Mayor Krenzel and Mr.Santos

MINUTES

The Minutes of Meeting No. 1 held on January 20, 2015 were submitted to the Board for acceptance and/or amendment.

Ms. Farren moved that the Minutes be approved as presented. Ms. Urbanik seconded the motion. All present approved.

PRESENTATION

Firehouse Capital Updates presented by Bruce Koch, CME Associates and Fred Carr, Borough Administrator.

Mr. Koch

- Gave description of the new building, entrance and exits of firetrucks, requirements of the County that the Borough has to abide by.
- Storage tanks had to be cleaned up and soil remediation done. Approval has been given by County with conditions that are being worked on
- Church gave easement.

Questions from Board/Mr. Koch responded:

- Bus Stop – Mr. Koch noted it will be relocated; NJ Transit determines where
- 2 Lots from K of C/ 1 lot Gas Station – Separate Deeds for the two properties
- Utilities – Mr. Koch believes utility lines will be underground

- Parking – Parking for Firehouse; to be determined if spaces will be available for sale
- West Side Parking – Shrubs now, possibly fences if residents are asking for it
- Presentation to Residents – 2 Public Hearings, presentation last year with handouts, Governing Body has not talked about a final presentation – plans are available at Borough Hall to review and ask questions to Mr. Carr.
- A “Good Neighbor” Presentation suggested by Ms. Urbanik

Mr. Beck opened Public Hearing to the Public with any questions. Ms. Urbanik moved to close public hearing; seconded by Ms. Farren.

COMPLETENESS

- PB2015-01 Minor Site Plan
396 Whitehead Associates, LLC. Block 1, 1.1 &2
Commercial Office/Storage Space
- Mr. Bletcher, Bignell Associates spoke with Mr. Himmelman. Stated that the the storage container needs a use variance through zoning board; client has to decide.

Ms. Farren made a motion to carry PB2015-1 to the April 21, 2014 meeting; seconded by Ms. Urbanik. All present approved.

PUBLIC HEARING

- Ord. 2015-5 Ordinance of the Borough of South River, County of Middlesex, State of New Jersey, Amending the Borough Code of the Borough of South River, So As to Amend Chapter 350, Entitled “Zoning” Section 350-11 Entitled “Exceptions and Permitted Modifications to Bulk Standards”

Mr. Bletcher stated that the change in this ordinance clarifies that every application can be heard by the board; the way it was stated could easily be misinterpreted and an applicant could ask for an exemption.

Open to the public – No Comments. Ms. Farren made motion to close the public hearing, seconded by Ms. Urbanik.

Motion was made by Mr. Frost move the ordinance, seconded by Mr. Butewicz.

**AMENDMENT TO CHAPTER SECTION 350-11 OF THE ZONING ORDINANCE OF THE
BOROUGH OF SOUTH RIVER
RESOLUTION**

BOROUGH OF SOUTH RIVER PLANNING BOARD

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

WHEREAS, the Borough Council of the Borough of South River is considering an Amendment to Chapter 350-11 of the Zoning Ordinance of the Borough of South River so as to delete Section 350-11(B); and

WHEREAS, at a meeting on February 23, 2015, the Borough Council introduced an Amendment to the Zoning Ordinance of the Borough of South River, specifically deleting Section 350-11(B); and

WHEREAS, the matter was referred to the Borough of South River Planning Board for a public hearing, which was noticed on March 3, 2015, and discussion of the Amendment; and

WHEREAS, the Planning Board of the Borough of South River conducted a public hearing on March 17, 2015, at which time the public was invited to comment and ask questions about the Amendment to the Borough Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of South River recommends that the South River Borough Council adopt the proposed Amendment to Section 350-11 "Exceptions and Permitted Modifications" so as to delete Section 350-11(B);

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 March 17, 2015, and passed with unanimous vote.

Borough of South River Planning Board

Sheryl L. Nevin, Secretary

Borough of South River Planning Board

This Resolution was voted on as follows:

ROLL CALL

IN FAVOR OF APPROVAL:

John Frost, Michael Trenga, Michael Beck, George P. Evanovich, Joseph Butewicz, Cynthia Urbanik and Donna Farren.

OPPOSED TO APPROVAL:

None

ABSTAINING:

None

BOARD BUSINESS & CORRESPONDENCE

1. MC Division of Planning Conditional Approval of Firehouse
2. MC Utilities Authority Flood Hazard Area Verification and Individual Permit
3. 2015 Planning Board/Professional Staff Roster
4. Rules and Regulations of Board – Comments

Received and filed by Mr. Butewicz.

BILLS

1. Home News – Annual Meeting Notice \$30.80
2. Lombardi and Lombardi - January 2015 Invoices \$300.00

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

PUBIC COMMENTS:

Mr. Beck opened the meeting to the public.

Hearing none a motion was made by Mr. Butewicz. Second by Ms. Urbanik. All present approved.

PROFESSIONAL/BOARD COMMENTS

Mr. Beck

- Requested that for future presentations – if there are reports or handouts that they be submitted to the Board at least one week prior to the meeting

Mr. Butewicz

- Happy to see the firehouse moving along with Mr. Koch overseeing it.

Mr. Evanovich

- Asked if the public was notified and notices about the firehouse. Mr. Koch responded yes.

Ms. Farren

- The firehouse was a long time coming; glad to see it's moving along. Kudos to the committee and all involved; all of Mr. Londensky's hard work.

Councilman Trenga

- Fantastic project going on

Mr. Beck

- Firehouse looks good

Mr. Koch

- Goal for firehouse - less than a year.

AJOURNMENT

Ms. Urbanik moved that this meeting be adjourned. Mr. Trenga second the motion. All present in favor. Meeting adjourned at 7:44 PM.

Respectfully submitted on

May 11, 2015

Sheryl L. Nevin

Sheryl L. Nevin

Planning Board Secretary