

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 June 16, 2015, commencing at 7:00 PM in the Criminal Justice Building 61 Main St., South River, NJ.

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

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

Absent were: Mr. Eppinger and Mayor Krenzel

PRESENTATION

Chairperson Beck presented a plaque to Mrs. M. Anita Hermstedt for her 7 years of service as Planning Board Secretary.

MINUTES

The Minutes of Meeting No. 4 held on May 19, 2015 were submitted to the Board for acceptance and/or amendment.

Mr. Clancy moved that the Minutes be approved as presented. Ms. Farren seconded the motion. All in favor approved.

COMPLETENESS

PB2015-06 Minor Site Plan Approval
Hector Compres 56 Main St. Blk.161 Lot 12
Converting single retail space to two smaller retail spaces for two separate users
Deemed incomplete; additional information is needed from the Planner as per the
report of June 10, 2015.

Motion was made by Mr. Clancy to carryover to July 21, 2015 meeting for completeness;
Seconded by Ms. Farren.

PB2015-03 Sub Division & Bulk Variances (3)/Single Family Dwelling
Neidi Lockmann 8 Ferris Street Blk.114 Lot 9
Over 50% impervious coverage, less than 25' front yard setback; Less than 100'
required width of lot

Deemed incomplete as per the report of June 10, 2015. Additional information is needed from the Planner and Engineer. Application was dismissed from the Zoning Board. Waiting on additional information from applicant's attorney.

Motion was made by Mr. Clancy to carryover to July 21, 2015 meeting for completeness; Seconded by Ms. Farren.

PB2015-04 Site Plan Waiver (Verizon Wireless)
Exemption Approval of New York SMSA Limited Partnership
Proposed installation to be located on the existing municipal tree pole
Ivan Way Blk.380 Lot 1.3

PB2015-05 Site Plan Waiver (Verizon Wireless)
Exemption Approval of New York SMSA Limited Partnership
Proposed installation to be located on the existing municipal water tank
Appleby Avenue Blk.225 Lot 1

Mr. Bletcher stated that PB2015-04 and PB2015-05 are applications requesting a waiver that allows the applicant to come before the board if they meet the criteria as per new legislation. These two applications will be on the next agenda for a Site Plan Waiver Hearing.

Mr. Barlow clarified that there are 3 criteria to grant an exemption:

- The structure was previously approved
- The new cohanger cannot increase by more than 10%
- The equipment area cannot be more than 25 sq.

A motion was made by Mr. Clancy for both of the Verizon Wireless Site Plan Waiver Hearings for PB 2015-04 and PB2015-05 to be held on July 21, 2015; seconded by Mr. Davis.

PUBLIC HEARINGS

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

Attorney and Engineer explained that WAWA has utilized an internal trash room up until now. They are now seeking approval of an outside enclosed structure in the rear of the store. The external enclosure reduces the amount of pickups which in turn is less vehicle traffic and noise. Area will be fenced in, loss of 3 parking spaces and will have a trash compactor and recycling dumpster. Approval from the County and Fire Marshal has been granted.

Council asked questions on landscaping, gates, run off of liquids. Explained by Engineer that the compactors are fully contained. Mr. Koch, Borough Engineer requested information on the compactor they will have. Borough Attorney requested a notarized letter from the property owner John Andre.

Meeting opened to the Public. Hearing none, closed by Ms. Urbanik, seconded by Mr. Trenga.

Mr. Frost made a motion to approve the application with the conditions discussed. Seconded by Mr. Clancy. All in favor.

BOARD BUSINESS & CORRESPONDENCE

1. Rules and Regulations of the Board.

Mr. Butewicz made a motion to approve the Rules and Regulations with the proposed revisions. Seconded by Mr. Urbanik.

PUBLIC COMMENTS

Ed Trygar, 44 Ferry Street

- Questioned the letter that was received and filed regarding the Main Street Rehabilitation District at the last meeting. Is there a vote - is it moving forward.
- Mr. Bletcher commented that in June a resolution was adopted by the Borough Council to study the lower Main Street area. Mr. Bletcher defined more clearly the specific block and lots included. A new resolution was sent to the Borough Council for their review. He explained in detail the process required when studying an area in need of rehabilitation.
- Mr. Trygar questioned the Planner being authorized to apply for grants. The Planner being appointed by the Borough does this as his normal course of work as the Borough's Planner.
- Borough Attorney added that this is a multiple layers of the process between the Borough Council and the Planning Board.

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

PROFESSIONAL/BOARD COMMENT

- Board thanked Mrs. Hermstedt for her services.
- Mr. Frost questioned the process of the Planning Board regarding the rehabilitation. Mr. Barlow commented that Planning Board makes recommendations, Governing Body makes the final decision.
- Ms. Farren questioned when the public will be notified. Mr. Bletcher advised of the process to notify residents, public hearings, etc. There are multiple opportunities for the planning board and public comments.

AJOURNMENT

Ms. Urbanik moved that this meeting be adjourned. Mr. Clancy seconded the motion. All present in favor. Meeting adjourned at 8:15PM.