

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.

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A meeting of the Planning Board was held on August 18, 2015, commencing at 7:00 PM in the Criminal Justice Building 61 Main St., South River, NJ.

In the absence Chairperson Beck, Vice Chairperson Urbanik conducted the meeting.

Present were: Mr. Butewicz, Mr. Davis, 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 were: Mr. Beck, Mr. Clancy, Mr. Eppinger, Mr. Santos and Mayor Krenzel

MINUTES

The Minutes of Meeting No. 6 held on July 21, 2015 were submitted to the Board for acceptance and/or amendment.

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

BOARD BUSINESS & CORRESPONDENCE

The Board received and filed the final copy of the Planning Board Rules and Regulations.

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  
No additional information was received. Motion was made by Ms. Farren to carryover September 15, 2015 meeting; Seconded by Mr. Trenga.

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 complete by Engineer and Planner. Motion was made by Ms. Farren for public hearing to be held on September 15, 2015; seconded by Mr. Trenga. All present in favor.

PB2015-07 Minor Site Plan Approval  
WAWA Inc. 656 Old Bridge Tpk. Blk.73 Lot 10.2  
Deemed complete by Engineer and Planner. Motion was made by Mr. Butewicz for public hearing to be held on September 15, 2015; seconded by Mr. Trenga. All present in favor.

**RESOLUTIONS**

**File # 2015-04 New York SMSA Limited Partnership d/b/a Verizon  
Wireless Block 380, Lot 1.3, (9 Ivan Way)**

**RESOLUTION**

**BOROUGH OF SOUTH RIVER PLANNING BOARD**

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

**WHEREAS**, New York SMSA Limited Partnership d/b/a Verizon Wireless, hereinafter referred as the Applicant, has applied to the Planning Board of the Borough of South River for a waiver of site plan approval review pursuant to N.J.S.A. 40:55D-46.2, with regards to the installation of twelve (12) additional wireless communication antennas on the existing 120' high Omnipoint Communications treepole/monopole and supporting ground equipment at 9 Ivan Way in the Borough of South River.

**WHEREAS**, the Applicant has complied with all of the jurisdictional requirements necessary to prosecute this application; and

**WHEREAS**, after reviewing the application and the representations of the Applicant at a meeting held on July 21, 2015, the Borough of South River Planning Board has made the following findings:

1. The Applicant is represented by James A. Mitchell, Esq. of the Law Offices of Hambro & Mitchell;
2. The subject property is a 51 acre parcel located in the southeast corner of the Borough, east of Whitehead Avenue, which is also known as Block 380, Lot 1.3. The lot is owned by the Borough of South River and contains the DPW facilities, athletic

fields and a vacant wooded area. A 120' high Omnipoint Communications treepole/monopole that was approved and constructed at this site in 2010 and was previously the subject of a Borough of South River Planning Board Hearing and Resolution of approval at its public hearing on December 15, 2009;

3. The following Borough agencies reviewed the application and commented:

A. CME Associates – June 10, 2015, Memorandum;

B. Bignell Planning Consultants, Inc. – June 10, 2015, Memorandum;

4. The Applicant provided testimony to address the exemption criteria of N.J.S.A. 40:55D-46.2.

5. The Applicant called Rick W. Masters, a Professional Planner, whose business address is 19 Ironwood Drive, Morris Plains, New Jersey 07950, who was accepted by the Board as a Professional Planner and Frank Colasurdo, a Professional Architect, whose business address is 33 Woodport Road, Sparta, New Jersey 07871, who was accepted by the Board as a Professional Architect. Both experts provided testimony with regards to the proposed plans and the exemption criteria of N.J.S.A. 40:55D-46.2.

6. The Board made the following conclusions:

### CONCLUSION

1. The Board concluded that the application met the exemption criteria pursuant to N.J.S.A. 40:55D-46.2, and as such the Site Plan Waiver was granted.

For such other reasons as stated in the minutes and recorded at the hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of the South River Planning Board pursuant to its statutory powers and on July 21, 2015, on a Motion by Mr. Clancy and seconded by Mr. Trenga that the application to co-locate wireless communications equipment on the existing wireless communications support structure and in the existing equipment compound is not subject to site plan review pursuant to N.J.S.A. 40:55D-46.2.

This Motion was carried unanimous by a vote of 8 to 0.

**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:**

Michael Beck, Joseph Butewicz, Michael Clancy, George P. Evanovich, Donna Farren, Daniel Santos, Michael Trenga and Cynthia A. Urbanik.

**OPPOSED TO APPROVAL:**

None

**ABSTAINING:**

None

Motion was made by Ms. Farren memorializing resolution PB2015-04; seconded by Mr. Trenga.

**File # 2015-05 New York SMSA Limited Partnership d/b/a Verizon  
Wireless, Block 225, Lot 1, (Appleby Avenue)**

**RESOLUTION**

**BOROUGH OF SOUTH RIVER PLANNING BOARD**

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

**WHEREAS**, New York SMSA Limited Partnership d/b/a Verizon Wireless, hereinafter referred as the Applicant, has applied to the Planning Board of the Borough of South River for a waiver of site plan approval review pursuant to N.J.S.A. 40:55D-46.2, in order to install twelve (12) wireless communications antennas on the roof of the water tower and supporting ground equipment; and

**WHEREAS**, the Applicant has complied with all of the jurisdictional requirements necessary to prosecute this application; and

**WHEREAS**, after reviewing the application and the representations of the Applicant at a meeting held on July 21, 2015, the Borough of South River Planning Board has made the following findings:

1. The Applicant is represented by James A. Mitchell, Esq. of the Law Offices of Hambro & Mitchell;
2. The subject property is a 8,000 sf corner lot located on the northern corner of the Appleby Avenue and Second Street Intersection, which is also known as Block 255, Lot 1. The site contains an existing 91' high municipal water tower and was previously the subject of a Borough of South River Zoning Board Hearing and Resolution of approval at its public hearing on May 25, 2010;
3. The following Borough agencies reviewed the application and commented:
  - A. CME Associates – June 10, 2015, Memorandum;
  - B. Bignell Planning Consultants, Inc. – June 10, 2015, Memorandum;

4. The Applicant called Rick W. Masters, a Professional Planner, whose business address is 19 Ironwood Drive, Morris Plains, New Jersey 07950, who was accepted by the Board as a Professional Planner and Frank Colasurdo, a Professional Architect, whose business address is 33 Woodport Road, Sparta, New Jersey 07871, who was accepted by the Board as a Professional Architect. Both experts provided testimony with regards to the proposed plans and the exemption criteria of N.J.S.A. 40:55D-46.2.

5. The matter was opened to the public and Anthony Ciulla, of Sussex Road, South River, New Jersey had questions with regards to parking and the gates and how it would affect the parking for members of the Volunteer Fire Squad.

6. The Board made the following conclusions:

### CONCLUSION

1. The Board concluded that the application met the exemption criteria pursuant to N.J.S.A. 40:55D-46.2, and as such the Site Plain Waiver was granted.

For such other reasons as stated in the minutes and recorded at the hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of the South River Planning Board pursuant to its statutory powers and on July 21, 2015, on a Motion by Mr. Butewicz and seconded by Mr. Trenga that the application to co-locate wireless communications equipment on the existing wireless communications support structure and in the existing equipment compound is not subject to site plan review pursuant to N.J.S.A. 40:55D-46.2.

This Motion was carried unanimous by a vote of 8 to 0.

**Borough of South River Planning Board**

  
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Sheryl L. Nevin, Secretary

**Borough of South River Planning Board**

This Resolution was voted on as follows:

**ROLL CALL**

**IN FAVOR OF APPROVAL:**

Michael Beck, Joseph Butewicz, Michael Clancy, George P. Evanovich, Donna Farren, Daniel Santos, Michael Trenga and Cynthia A. Urbanik.

**OPPOSED TO APPROVAL:**

None

**ABSTAINING:**

None

Motion was made by Ms. Farren memorializing resolution PB2015-05; seconded by Mr. Frost.

**BILLS PAID**

Ms. Farren made a motion to pay the Home News Tribune bill in the amount of \$13.20; seconded by Mr. Davis.

**PUBLIC COMMENTS**

Ms. Urbanik opened to meeting to the Public. Hearing none Mr. Trenga closed the public portion, Ms. Farren seconded; all present approved.

**PROFESSIONAL/BOARD COMMENT**

Enjoy the rest of the summer!

**AJOURNMENT**

Ms. Farren moved that this meeting be adjourned. Mr. Trenga seconded the motion. All present in favor. Meeting adjourned at 7:20 PM.

Respectfully submitted on

September 8, 2015

*Sheryl L. Nevin*

Sheryl L. Nevin, Planning Board Secretary

Approved at September 15, 2015 meeting.