

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 September 15, 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. Clancy, 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. Davis, Mr. Eppinger, Mr. Santos and Mayor Krenzel

MINUTES

The Minutes of Meeting No. 6 held on August 18, 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
No additional information was received. Application has been carried over since May 2015.
Motion was made by Mr. Clancy to dismiss without prejudice; seconded by Ms. Farren. All in favor approved.

PB2015-09 Variance/Conditional Use
St. Mary's Coptic School, 80 David Street
Blk.201, Lot 1&3, Blk.339, Lot 1&2, Blk.382, Lot 2, Blk.383, Lot1&2, Blk.384, Lot 1
Variance/Conditional Use Application for Recreational Facility and Rectory Usage
Application was deemed complete by the Borough Engineer and Borough Planner.
Public Hearing date will be October 20, 2015.

PB2015-08 Grading and Wall Plan

Mezes, Konstantinos, 14 Grand Ave.

Blk.363.03, Lot 1

Application was deemed complete by the Borough Engineer, no report from the Engineer was needed, and soil was acceptable. Borough Planner deemed complete.

Public Hearing date will be October 20, 2015.

PUBLIC HEARINGS

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

- Mr. Pressler, attorney for Ms. Lochmann, reviewed Ms. Lochmann's background and reasons for requesting to build in South River with the board.
- Ms. Urbanik questioned the date Ms. Lochmann purchased the property, which applicant stated was in 2013 and a title search was done and clear. She did not have lawyer as the buyer.
- Mr. Hyland, Architect for the applicant, reviewed Engineer's report. Most of conditions have been met, those that were not will be listed in the resolution.
- Mr. Pressler described the lots and reviewed the Planner's report.
- Mr. Trenga questioned if this was an illegal subdivision, if so a precedent would be set for the future. Mr. Barlow commented that the board is to make a decision based on each individual case brought before the board.
- Mr. Pressler added that the lots are not side by side, they are on two separate streets
- Mr. Clancy asked how she came across the sale of the lots; Ms. Lochmann stated that she was offered the lot by the owner and the search was clear.
- Mr. Bletcher explained the history of the lot to the board. At some point the lender requested two deeds for the lot.
- Mr. Highland reviewed the impervious coverage, building height and plans of the house including parking.

PUBLIC COMMENTS:

Barbara Sykulski, 12 Ferris St.

- Deficient lot size, 10 ft. drop on the property and large house for single person. Ms. Sykulski is concerned that it will turn into a rooming house.

Brian Fenyak, 29 Wilcox Ave.

- Same concerns as Ms. Sykulski. Water runoff, there will be different families living there from month to month, why allow all the exceptions to the subdivisions and variances because it doesn't meet the requirements and it is not a hardship. House does not fit the neighborhood.

Jannella Guijo, 7 Ferris Street

- Same concerns as previous residents expressed. Ms. Guijo has water/drainage problems already. Doesn't fit the area and will become a rental property.

Antonio Rodriguez, 24 Wilcox Avenue

- Same concerns as previous residents expressed. Water runoff, disturbance of neighborhood during the construction and character of neighborhood.

Ms. Urbanik asked if there were any other comments. Hearing none Mr. Trenga made a motion to close the public portion, seconded by Mr. Clancy.

PROFESSIONAL/BOARD COMMENTS

Mr. Clancy

- Questioned applicants home she is presently living in. Ms. Lochmann advised she is renting in Monroe in a 55+ community which is much larger than the house she would like to build. She would be moving into the house. Mr. Clancy asked if she would downsize the house and she stated she likes the space and a larger house.
- Questioned underground springs; Bruce commented on water table and specifications. The whole neighborhood is like this.

Ms. Farren

- Questioned height requirement/calculations; Mr. Hyland clarified
- Questioned Mr. Koch on drainage; Mr. Koch and Mr. Hyland clarified
- Clarified that there are 5 undersized lots in the area

Mr. Koch

- Asked about sidewalks. Mr. Hyland confirmed that there are sidewalks.

Motion was made by Mr. Butewicz that the application not be granted, seconded by Mr. Trenga

YES: Mr. Butewicz, Mr. Clancy, Ms. Farren, Councilman Trenga and Ms. Urbanik.

NO: Mr. Frost

ABSTAIN: Mr. Evanovich

Application denied.

PB2015-07 Minor Site Plan Approval

WAWA Inc. 656 Old Bridge Tpk. Blk.73 Lot 10.2

Applicant proposes the sale of diesel fuel, along with other minor site plan modifications

- Mr. Prime, with the firm of Prime Law is the attorney for the applicant, informed the board that WAWA is requesting to change to "3 in 1 pumps", these pumps will not be servicing 18 wheeler tractor trailers.
- Mr. Klos, Engineer for WAWA explained the changes that would take place in order to bring diesel fuel onto the existing location.
- Mr. Koch stated that if tandem trucks and larger trucks will be serviced at the site the congestion will increase even more; this site is small compared to other sites
- Ms. Ritz, Project Manager from WAWA, explained the term "clean fuel" and "clean diesel" and reviewed the Engineer's and Planner's reports. The site is designed for tractor trailers to make deliveries; but they discourage tractors from coming in for fuel, overhang would be a problem for tractor trailer as well.

- Mr. Frost requested Title 39 be a condition; Mr. Trenga will follow up with the Chief of Police
- Ms. Farren stated that with the warehouses in the area and Edgeboro Dump there are a lot of tractor trailers, she suggested putting up signs as opposed to the Police having to come.

Public Comments:

- Ron Zammit, BOSR Code Enforcement Officer, stated that his concern is the volume of traffic at the WAWA already and requested that the board require a traffic study. The size of the site is a concern with the amount of contractors and private vehicles that go to the site.
- Ms. Urbanik added that the yellow curbing should be restored and questioned the Engineer on a traffic study; Mr. Koch stated that the traffic study would be done by the applicant.

Ms. Urbanik asked if there were any other comments. Hearing none Mr. Trenga made a motion to close the public portion, seconded by Mr. Clancy.

BOARD COMMENTS

Mr. Clancy

- The Board did their due diligence on the first application

Motion was made by Mr. Butewicz that the application be approved, seconded by Mr. Trenga.

In favor of approval: Mr. Butewicz, Mr. Clancy, Mr. Evanovich, Mr. Frost, Mr. Trenga and Ms. Urbanik.

Opposed to approval: Ms. Farren

Approval granted.

AJOURNMENT

Mr. Evanovich moved that this meeting be adjourned. Mr. Clancy seconded the motion. All present in favor. Meeting adjourned at 10:00 PM.

Respectfully submitted on

October 13, 2015

Sheryl L. Nevin

Sheryl L. Nevin, Planning Board Secretary

Approved at
October 20, 2015 meeting.