

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 December 15, 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. Santos and Ms. Urbanik.

Also present were: Mr. Barlow, Attorney and Mr. Koch, Engineer

Absent were: Mr. Eppinger, Mr. Frost, Mayor Krenzel and Councilman Trenga

MINUTES

The Minutes dated October 20, 2015 were submitted to the Board for acceptance and/or amendment.

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

CORRESPONDENCE/BOARD BUSINESS

Mr. Bletcher discussed Resolution 2015-347 from the Mayor and Council dated November 23, 2015 that amended the Resolution Authorizing Bignell Planning to Prepare and Submit a Report to determine if the Main Street Rehabilitation District Study Area is an Area in Need of Redevelopment.

Mr. Bletcher explained that there were some "labeling discrepancies" with names of lots on the tax maps, the Tax Assessors records and the Department of Taxation. Two different systems had different types of labeling. The properties are the same parcels just labeled differently. Drafting errors were found and reviewed so the council readopted the resolution with the minor modifications and clarifications.

Mr. Beck asked if the numbers were changed to match the state records; Mr. Bletcher noted that there were clarifications made, not changes.

Ms. Urbanik asked if changes would be finalized at some point, noting two lots 18. Mr. Bletcher noted that it will be clarified in his report. Mr. Barlow, Borough Attorney, noted that it would be the responsibility of the owner upon selling.

Ms. Urbanik requested further clarification and Mr. Bletcher will bring it to the attention of the Tax Assessor.

Mr. Beck opened the resolution to the public:

Ed Trygar, 1 Johnson Place, SR

Questioned if the block and lots listed are wrong, how does he know what he is looking at.

Mr. Bletcher advised that the Borough Tax Map has the correct block and lots.

Mr. Trygar questioned what exactly the resolution means.

Mr. Barlow explained that the resolution is accepting and acknowledging the clarification of the blocks and lots.

Mr. Trygar questioned the next meeting which is the public hearing – was it to accept the changes to the downtown area.

Mr. Barlow stated that the Planner will present his findings and the public will be able to comment at the next meeting. The Board will decide what they would like to accept and/or reject and present their recommendations to Council for adoption.

Mr. Trygar questioned if this was a “blighted” area. Mr. Bletcher stated that the term “blighted” is no longer used. There are eight criteria in place and if an area meets the criteria it can be deemed a redevelopment area. All property owners in the area will be noticed with information and maps enclosed and the report will be available at Borough Hall for anyone to review.

Mr. Bletcher will have the report on the website.

Ms. Farren questioned the phases and process. Mr. Bletcher explained that the Council directed the Planning Board to study the area. At the upcoming January 19, 2016 Planning Board meeting he will present the findings; at that meeting the Planning Board can make a recommendation to to adopt, not adopt or adopt with modifications. Council has the power to accept or not accept the recommendations of the Planning Board under consideration and adopt or not adopt a redevelopment area. A plan is prepared after the adoption of the area. The plan goes through the ordinance and a part of legislation. Planning Board makes the recommendation to Council and again can adopt as it sees fit.

At the step of preparing a plan, a community workshop (similar to what was done for the Master Plan) will be held before hand.

Closed public portion.

CORRESPONDENCE AND BOARD BUSINESS

Resolution 2015-347 from the Mayor and Council dated November 23, 2015 was marked received and filed. Motion was made by Ms. Farren, seconded by Mr. Clancy.

RESOLUTIONS

RESOLUTION
AUTHORIZING BIGNELL PLANNING CONSULTANTS TO
PREPARE AND SUBMIT A REPORT TO DETERMINE IF THE
MAIN STREET REHABILITATION DISTRICT STUDY AREA IS AN
AREA IN NEED OF REDEVELOPMENT.

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 passed Resolution 2015-201 authorizing the Planning Board of the Borough of South River to undertake an investigation pursuant to N.J.S.A. 40A:12A-6 to determine if the Main Street Rehabilitation District Study Area, a study area that contains the entirety of the Main Street Rehabilitation District, a Zoning District shown on the Official Zoning Map of the Borough of South River, is an area in need of redevelopment in which the municipality may use powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation; and

WHEREAS, Bignell Planning Consultants, Inc., is the appointed professional planner for the Borough of South River Planning Board; and

WHEREAS, the Planning Board of the Borough of South River at its normal scheduled public hearing on July 21, 2015, discussed the appointment of Bignell Planning Consultants, Inc., to be authorized and directed to prepare and submit a report of its findings to the Planning Board in accordance with N.J.S.A. 40A:12A-6 and 40A:12A-5; and

WHEREAS, the public was given an opportunity of being heard and comment;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of South River that Bignell Planning Consultants, Inc., shall be authorized and directed to undertake an investigation pursuant to N.J.S.A. 40A:12A-6 to determine if the Main Street Rehabilitation District Study Area is an area in need of redevelopment in which the municipality may use its powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain or condemnation and shall

prepare and submit a map and report of its findings to the Planning Board of the Borough of South River; and

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 July 21, 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:

Michael Beck, Joseph Butewicz, Michael Clancy, Glenn Davis, George Evanovich, Donna Farren, Daniel Santos and Cynthia Urbanik.

OPPOSED TO APPROVAL:

None

ABSTAINING:

None

ABSENT:

Mr. Eppinger, Mr. Frost, Mayor Krenzel and Councilman Trenga

PUBLIC HEARINGS

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,
Variance/Conditional Use Application for Recreational Facility and Rectory Usage
Mr. Sachs, applicants attorney, requested the hearing be carried over to the February 16, 2016 meeting since the applicant was out of the country for a personal matter.

Ms. Farren made a motion to move the Public Hearing to February 16, 2016 meeting, seconded by Mr. Clancy.

PB2015-08 Grading and Wall Plan

Mezes, Konstantinos, 14 Grand Ave.
Blk.363.03, Lot 1

December 15, 2015 report from CME was given to the board today. Ms. Farren made a motion to accept the report, all in favor.

Mr. Barlow reviewed the CME report and Mr. Mezes agreed to the areas of concern listed in the report regarding the drainage, impervious coverage and fixing the damaged concrete and/or curbing if needed. Applicants Engineer reviewed the report as well.

Mr. Mezez questioned the pavers that were there when he bought the property; applicant's engineer defined the area of pavers. Ms. Farren stated that we have an ordinance that does not allow pavers. Ms. Farren also questioned the fill and certification of fill. The applicant stated that he will be using certified fill as suggested and approved by Mr. Koch, Borough Engineer.

Mr. Mezez again questioned why he was not told when he bought the house seven years ago that the pavers were not legal. Mr. Barlow advised that he as the property owner is responsible.

Mr. Zammit commented that in the past the inspectors may not have checked the property correctly when the house was purchased. Mr. Barlow stated that a remedy to the pavers would be for Mr. Mezes to request approval from the Mayor and Council; it is not a matter for the Planning or Zoning Board.

Mr. Beck opened the Public Hearing to the public. Hearing none, Ms. Farren moved to close public hearing; seconded by Mr. Clancy.

Mr. Clancy made a motion to approve the resolution with the conditions outlined; seconded by Mr. Davis. All in favor approved.

PUBLIC COMMENTS

None

BOARD COMMENTS

Reminder that the January 19, 2016 meeting will be at the Middle School Cafeteria.
Happy Holidays!

AJOURNMENT

Ms. Farren moved that this meeting be adjourned, Mr. Clancy seconded the motion. All present in favor. Meeting adjourned at 7:55 PM.

Respectfully submitted on
January 7, 2016
Sheryl L. Nevin
Sheryl L. Nevin, Planning Board Secretary

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Minutes approved on
January 19, 2016.