

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2016-5, 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 April 19, 2016, commencing at 7:00 PM at the Criminal Justice Building 61 Main St., South River, NJ.

Present were: Mr. Clancy, Mr. Evanovich, Ms. Farren, Mr. Jones, Councilman Trenga, and Ms. Urbanik

Also present were: Mr. Barlow, Borough Attorney and Mr. Bletcher, Borough Planner.

Absent were: Mr. Beck, Mr. Davis, Mayor Krenzel, Mr. Santos, Ms. Wilk

Vice Chairperson Cynthia Urbanik conducted the meeting in the absence of Chairman Michael Beck. The minutes of March 15, 2016 were submitted to the Board for acceptance or/ or amendment. Mr. Clancy moved that the minutes be approved, Ms. Farren seconded the motion. All present approved.

BOARD BUSINESS & CORRESPONDENCE

Resolution 2016-144 of the Mayor & Council was adopted 3/28/16. Resolution of the Borough of South River, County of Middlesex, State of New Jersey, Designating the Lower Main Street Study Area, as an area in need of Redevelopment, Pursuant to *N.J.S.A. 40A:12A-6*.

Noted received and filed.

Planning Board Workshops on Redevelopment Thursday, April 14, 2016 from 7:00 PM to 9:00 PM (took place prior to this meeting) – next workshop Saturday, April 23, 2016, 10:00 AM to Noon.

Memorial Day Parade 5/30/16– members are invited to march in the parade.

COMPLETENESS

PB2016-01 Site Plan Approval and 6 Bulk Variances for Original Canal's, 490 Old Bridge Turnpike. Site Plan Approval for change in the utilization of the building. Bulk Variances for off street parking, drive aisle of less than 24 feet, landscape coverage, street and parking lot trees, parking lot landscaping provisions and impervious coverage. Mr. Pressler, applicant's attorney, reviewed the application stating that a second story would be added, no new utilities would be needed and the impervious coverage would be reduced. Borough Engineer questioned curbing that would be discussed further at the public hearing. Deemed complete by the Borough Planner and Engineer but reserved the right to make any necessary changes at the public hearing. Mr. Clancy made a motion to move the application for a Public Hearing on May 17, 2016; seconded by Mr. Trenga. Mr. Jones questioned the Shade Trees, Mr. Barlow commented that this would be addressed at the public hearing. Ms. Urbanik noted that the correct application number is PB 2016-01 (typo) and the address for Original Canals is 490 Old Bridge Turnpike as per the tax records.

ROLL CALL VOTE:

YES: Mr. Clancy, Mr. Evanovich, Ms. Farren, Mr. Jones, Mr. Trenga,
Ms. Urbanik
NO: None
ABSENT: Mr. Beck, Mr. Davis, Mr. Santos, Mr. Krenzel, Ms. Wilk

PUBLIC HEARING

PB2015-09 Variance/Conditional Use – Requesting to be carried over to May 17, 2016
St. Mary's Coptic School, 80 David Street. Variance/Conditional Use Application for Recreational Facility and Rectory Usage, carried over from December 2015. Ms. Urbanik noted that the applicant's attorney submitted a letter for PB2015-09 St. Mary's Coptic School requesting the Public Hearing be carried over to May 17, 2016. Mr. Clancy made a motion to carryover the Public Hearing to May 17, 2016, seconded by Mr. Jones.

PUBLIC COMMENTS

Mr. Bletcher thanked everyone for attending the past workshop on Thursday and invited members to come to the next workshop this Saturday.

COUNCIL COMMENTS

Mr. Jones commended Mr. Bletcher on the well run meeting and the presentation of concepts for what Main Street could look like. Stated it was very well planned, very well attended and the input was very good. Requested looking into having it videotaped and on TV35. Board and Board Secretary would look into having Saturday's meeting taped.

Mr. Trenga commended Mr. Bletcher also on the workshop; fantastic job.

Ms. Urbanik wished Board Chairman well.

AJOURNMENT

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

Respectfully submitted on
April 28, 2016
Sheryl L. Nevin
Sheryl L. Nevin
Planning Board Secretary