

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 June 21, 2016, commencing at 7:00 PM at the Criminal Justice Building 61 Main St., South River, NJ.

Present were: Mr. Beck, Mr. Clancy, Mr. Evanovich, Ms. Farren, Mr. Jones, Mr. Santos, Mr. Trenga, Ms. Urbanik and Ms. Wilk

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

Absent were: Mayor Krenzel

The minutes of April 19, 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

Letter from Mr. Sachs requesting public hearing for St. Mary Coptic carried to 8/16/16 was received and filed.

Additional reports from CME and Bignell Planning for Original Canals Application for Public Hearing were distributed.

COMPLETENESS

PB2016-03 Soil Addition & Grade Alteration application for Andre, John (Hilltop Commercial Park, LLC), 656 Old Bridge Turnpike was deemed complete. This lot will be used for parking cars and storage. Deemed complete by the Borough Planner and Engineer. Mr. Clancy made a motion to move the application for a Public Hearing on July 19, 2016; seconded by Mr. Trenga.

PB2016-04 Three Bulk Variances and a Minor Site Plan application for Whitehead Real Estate Holdings, 81-83 Whitehead Avenue was deemed complete. Driveway and parking area to be paved, increasing the impervious coverage to 92% and the driveway is greater than 20ft. required for parking spaces therefore requesting Site Plan approval. Ms. Farren made a motion to move the application for a Public Hearing on July 19, 2016 subject to all outstanding fees being paid up, seconded by Mr. Trenga.

PUBLIC HEARING

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. Mr. Mukesh Patel, owner, described his plan for the building, addition of a second floor and

hours of operation to be Monday through Friday 10:00 AM to 10:00 PM; Sunday 12:00 Noon to 10:00 PM which are in compliance with the ABC Regulations and South River Ordinance. Mr. Ingram, applicant's architect reviewed the building layout, parking, loading zone, street trees and landscaping on property lines. Mr. Jones questioned the trees and lighting in the back. Ms. Farren questioned the garbage enclosures. Mr. Bletcher suggested increasing the trash enclosure. Mr. Koch added that 20 trees would be added to the back of the property to screen out the back of the building. Ms. Urbanik questioned the driveway along Prospect Street and left turn lane, parking, signs and cardboard/trash pickup. Mr. Koch reviewed his report and questioned the offices upstairs confirming that Mr. Patel had no intention of renting out the upstairs offices; also requested the requirement of a fire hydrant. Mr. Bletcher reviewed his report stating as a condition of approval that the basement would be dead storage only; also noted the postal address should be the recorded address with the borough. Mr. Chadwick, applicants Planner reviewed previous comments stating that the proposed changes would be a significant improvement to the site and addressed the signage. Mr. Obiora, architect of the applicant explained the addition of the 2nd story building, it would be only one store and the color scheme and signage was standard for Canal's.

Mr. Clancy made a motion to approve application PB 2016-01 with the conditions the applicant agreed to, seconded by Mr. Trenga

ROLL CALL VOTE:

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

PB2016-02 Site Plan Waiver and Parking Variance, SLV NJ Realty, LLC 295 Main Street
Site Plan Waiver for Change in the Utilization of the Building and Parking Variance
for 3 stores. Mr. Pressler's, applicant's attorney, recently took on case and he does not have an
architect. Mr. Pressler requested the public hearing be carried over to July 19, 2016.

Mr. Clancy made a motion to carry over to July 19, 2016 meeting, seconded by Ms. Farren.
Ms. Urbanik questioned the Completeness/Public Hearing combined; Mr. Bletcher explained that
the applicant is requesting a waiver from the Site Plan since there is no checklist.

PB2015-09 Variance/Conditional Use St. Mary's Coptic School, 80 David Street.

Variance/Conditional Use Application for Recreational Facility and Rectory Usage, carried over
from December 2015. Mr. Clancy 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
August 16, 2016. Mr. Clancy made a motion to carryover the Public Hearing to August 16,
2016, seconded by Ms. Farren.

AJOURNMENT

Mr. Jones moved that this meeting be adjourned. Mr. Clancy seconded the motion. All present
in favor. Meeting adjourned at 9:00 PM.

Approved at Planning Board Meeting
held on July 19, 2016.

Respectfully submitted on
July 11, 2016

Sheryl L. Nevin
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Planning Board Secretary