

IN COMPLIANCE WITH CHAPTER 231 OF PUBLIC LAW OF 1975, NOTICE OF THIS MEETING WAS GIVEN BY WAY OF ANNUAL NOTICE FILED WITH THE BOROUGH CLERK, THE HOME NEWS TRIBUNE, THE SENTINEL AND POSTED ON THE BULLETIN BOARD IN THE BOROUGH OF SOUTH RIVER MUNICIPAL BUILDING

A Special Meeting of the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey was held March 21, 2016 and was called to order by Mayor Krenzel at 7:00 PM at the Elementary/Middle School Cafetorium in South River, New Jersey with the following Councilmembers in attendance:

Councilmembers Ciulla, Gurchensky, Haussermann, Jones, Trenga, Hutchison

Also attending this meeting were Frederick Carr, Borough Administrator, Andrea Wyatt, Esq., Borough Attorney, and Todd Bletcher, Borough Planner.

Mayor Krenzel stated he had to leave the meeting due to an emergency at his office and would return as soon as possible.

Council President Hutchison took over the meeting.

Todd Bletcher, Borough Planner, came forward and briefed Council on the status of the redevelopment process. Study recommended properties in redevelopment area. Mr. Bletcher advised that there is a set of specialty tools; Council can determine which tools to use; tool kit gives Council flexibility. It is a policy decision made by Council.

Council Discussion

- Councilman Jones questioned the difference between rehabilitation and redevelopment, PILOT agreements with the Board of Education, the two properties not included in the study, the criteria of the study. Mr. Bletcher advised that financing tools and tax credits are used with redevelopment. Discussion continued regarding the language in the Master Plan as it referred to rehabilitation, redevelopment and revitalization of the downtown area.
- Councilman Haussermann noted that Master Plan refers to waterfront area and rehabilitation area; questioned what areas were being removed from study.
- Councilman Trenga stated that existing business owners would be able to take advantage, make improvements and go straight to Planning Board.

Mayor Krenzel returned to the meeting at 8:00 p.m.

- Councilman Haussermann recommended that Council make a rehabilitation area; would like to see a rehabilitation plan before jumping into redevelopment.

Mayor Krenzel opened the meeting to the public for any further comment.

Ed Trygar, 44 Ferry St.

- Council should not vote tonight; where is TV 35; public should see what is going on; Planning Board resolution was not accurate; should discuss plan before anything goes forward

Councilman Haussermann moved that time be extended to allow Mr. Trygar to continue to speak. Councilman Jones seconded the motion.

ROLL CALL VOTE

YEAS: Haussermann, Jones

NAYS: Ciulla, Gurchensky, Trenga, Hutchison

Louis Glogower, 15 Morningside Ave.

- Questioned how current property owners will be impacted; not enough information for Council to vote on

Charles Basner, 4 Arlington Ave.

- Questioned if MSR district was a rehabilitation or revitalization district; any discussion to re-examine Master Plan since Sandy occurred in 2012; Reid St. corridor has not been finished and now Council is starting a Main St. redevelopment project

Jack Alai, 198 Main St.

- Questioned whether Main St. is a rehabilitation or redevelopment area; Council should take a look

Magdi Mikhail, 11-15 Main St.

- Questioned analysis on assessed value of properties; tax credits with redevelopment

Bonnie Trygar, 44 Ferry St.

- Asked if a land swap was being offered; not on board with cramming more people into South River; should have open dialog to see what people want for town before taking drastic measure

Teresa Hutchison, 38 Virginia St.

- We are all residents in town; give the plan a chance; South River is a beautiful old town; people are afraid of change; some change is good; reach out to Council with questions

March 21, 2016

No further comments were made. Councilman Ciulla moved that the public portion be closed. Councilman Hutchison seconded the motion. So carried.

Mayor Krenzel asked Mr. Bletcher about next step. Mr. Bletcher said preparing a plan is the next step. Councilman Haussermann referred to Master Plan. Mr. Bletcher discussed Master Plan. This is a policy decision.

Councilman Hutchison asked the Borough Attorney to review the Master Plan and issue of whether the area is a rehabilitation or revitalization district and advise Council.

Adjournment

Councilman Haussermann moved that the meeting be adjourned at 9:10 p.m. Councilman Hutchison seconded the motion. Councilman Ciulla stated that redevelopment has been discussed, we must move forward and will vote no to adjourn meeting.

ROLL CALL VOTE (for Adjournment)

YEAS: Haussermann, Jones, Hutchison

NAYS: Ciulla, Gurchensky, Trenga

TIE VOTE: Mayor Krenzel voted yes for adjournment

Respectfully submitted on
April 22, 2016

Patricia O'Connor, RMC
Borough Clerk

Approved at the regular meeting
held on April 25, 2016