

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2004-7, 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 March 17, 2009, commencing at 7:00 PM in the Criminal Justice Building, 61 Main St., South River, NJ.

Present were: Mr. Anthony, Mr. Beck, Mr. Berg, Ms. Buffalino, Mr. Clancy, Mr. Evanovich, Mr. Frost, Mr. Krempecki, Ms. Meloni, Councilman Trenga and Ms. Urbanik.

Also present was Todd Bletcher of the Planners Office, Mr. Barlow, Attorney and Mr. Bruce Koch, engineer.

Mayor Eppinger was not present.

Mr. Krempecki opened the meeting with the Pledge of Allegiance, asked the Secretary to call the roll.

COMMUNICATIONS:

Lombardi & Lombard on Sprint Spectrum Site Plan and Variance was received and filed on a motion by Councilman Trenga with a second by Ms. Buffalino all present approved.

CME Causeway Cellular Tower, Variance, was received and filed on a motion by Clm. Trenga with a second by Ms. Buffalino all present approved.

Middlesex County Planning Board on Land Review was received and filed on a motion by Ms. Buffalino with a second by Clm. Trenga all present approved.

PUBLIC HEARING

2009-1 Redentor Presbyterian Church permission to use Eagle Tire for parking, Mr. Clarkin spoke on behalf of the Applicant. Councilman Trenga stepped down from the dais. Mr. Clarkin just told the Board again why the Church had to change the parking and how it would be accomplished, he also wanted to confirm that all the members of the parish were present. All that is required is to change the parking from 11 Russell St. to 49 Water St. They had to change it because of the monies being asked by 11 Russell St. The difference between the Church and 49 Water St. is 2/10 of a mile. Mr. Krempecki questioned what happens if Eagle Tire after a year does not renew the lease. Mr. Clarkin stated that the lease is only for one year and if they do not renew it that they will come back in front of the Board.. Mr. Clancy spoke about what would happen if an accident occurred at the Eagle Tire property? Mr. Clarkin spoke on this. Mr. Krempecki opened the meeting to the Public hearing none Ms. Urbanik voted to close public portion with a second by Mr. Frost, all present approved.

Mr. Krempecki, called for a motion, and Mr. Barlow told the Board that they had to let everyone know why they voted the way they did..

Mr. Beck, Mr. Clancy, Mr. Frost, Mr. Krempecki, Ms Urbanik and Mr. Evanovich voted yes.

Mr. Berg voted no because of parking problems, Ms. Buffalino voted no due to the distance, Ms. Meloni because of the distance of the parking.

The persons who voted yes also spoke about the reasons for voting that way Mr. Clancy stated he had reservations about the liability, but felt that this was the best they could do. Mr. Frost stated that this was the best possible use and he did not want to see the building that they were using sit empty. Mr. Krempecki stated that they came back for this use and they will come back for it again if the lease is denied. This application was moved.

2008-6 Bentley Realty Group, Inc., site plan and variance, Mr. Richard Tilton spoke on behalf of Bentley Realty Group, Mr. Bob Yuro is our engineer, and that we are talking about Block

147, Lot 24,25,26 and 27. He let the Board know that the Applicant has removed the drive thru, and revisited the parking, and that new plans have been issued as of February 13, 2009. Ms. Urbanik talked about Mrs. Hermstedt had called and asked for the Board to bring their old packages, because she had received nothing new. Mr. Krempecki said that the plans were all delivered to his home and that he was away and therefore brought them in tonight. Ms. Urbanik said that she is in no position to vote on this application. Mr. Krempecki said there was no reason not to hear the testimony, being as everyone was present. Mr. Yuro spoke on the revised plans, stating again that they have eliminated the drive through and that they have two points of access, one from Thomas St. and the other from Main St., they have twenty-seven parking spaces on the site. On the Main Street entrance it will only be coming up Main St., and then only a right hand turn out. They added more landscaping and they are doing an outside seating area, they increased the shrubs and shade trees, they have the loading space at the rear of the building. The type of vehicle which will be delivering is a small van or small step truck. Mr. Frost requested that the reports from CME dated March 13, and the Planner dated March 11, become a part of the Minutes, with a second by Mr. Berg. The Board wants proof that the water system for the Laundromat is enough, and they want the concrete sidewalk to continue across the apron of the driveway. The Applicant also has to go to the parking Authority for the removal of the parking meters, input of the Fire Department, and the County Planning Board. Mr. Clancy asked about Title 39 & signage for a car going north bound, redoing the drains on top of the building. Ms. Urbanik asked about losing the one parking meter, and is there room to turn around and adequate sight around cars parked on the street? She asked about water use and that our water is antiquated. She also said that we have five Laundromats in South River with one on the bottom of Main St. Ms. Buffalino asked if they did site triangle, which they did not. Mr. Berg questioned the lighting, which type they will be using? They spoke that the fixtures are only fifteen feet high and that the perimeter will not throw light across but down. Mr. Beck questioned whether we will be receiving new plans again? Mr. Krempecki opened the meeting to the public, hearing none. Clm. Trenga moved to close with a second by Mr. Frost, all present approved. Ms. Buffalino requested that this application be carried to the April meeting with a second by Mr. Urbanik, all present approved.

Because Mr. Krempecki was not feeling well he requested to be excused, and left the dais, Ms. Buffalino took over.

2009-2 Weiss, Robert C., construct new 40 x 80 pioneer pole building, pre existing non conforming was moved to the Zoning Board on the suggestion of Mr. Koch and Mr. Barlow, on a motion by Clm. Trenga and Mr. Clancy all present approved.

REVIEW:

2007-9 Martins, Sergio, minor subdivision Block 255, Lot 4, 18 Center St., review plans, Middlesex County Planning Board was received and filed on a motion by Clm. Trenga with a second by Mr. Berg all present approved.

The contract of CME was received and filed on a motion by Ms. Urbanik with a second by Ms. Meloni, all present approved.

BILLS:

The Bills were ordered paid on a motion by Ms. Urbanik with a second by Ms. Meloni all present approved.

COMMENTS:

Mr. Frost spoke about being so critical about parking and water and no parking.

Ms. Meloni spoke again about the packets.

Ms. Buffalino agreed that we should not be so nit picking, but it is the duty of this Board that we do what is safe and for the best interest of our community, and that questions need to be asked.

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Ms. Buffalino opened the meeting to the Public. Mr. Londensky from 70 David St., spoke to the Board about filming the meeting. Stating that Clm. Adelino requested that the meetings of the Zoning and Planning Board be filmed and what was the opinion of the Board. Requested that the Board put something in writing either to him or the Council what their decision will be.

Mr. 2, O'Brien Ave., spoke that if people can't show up then that is their fault and that we do not need to have it filmed.

The meeting was adjourned on a motion by Ms. Urbanik with a second by Ms. Meloni, all present, approved.

Respectfully submitted,

M. Anita Hermstedt
Secretary