



BOROUGH OF SOUTH RIVER PLANNING BOARD REVISED

REORGANIZATION & REGULAR MEETING AGENDA

JANUARY 16, 2024 – 7:00 PM

Location: Criminal Justice Center, 61 Main Street, 2nd Level, South River

The Reorganizational and Regular Meeting of the Borough of South River Planning Board was called to order by Thomas Barlow, Esq. at 7:00 pm followed by the Pledge of Allegiance. He read the following announcement in compliance with the Open Public Meetings Act: *In compliance with Chapter 231 of Public Laws of 1975, adequate notice of this meeting was given by way of Annual Notice filed with the Borough Clerk, the Home News Tribune, The Sentinel and posted and posted in the window of Borough of South River Municipal Building on January 18, 2023.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Richard Byrne, Councilman Hank Dziemian, Michael Clancy, Mayor Peter Guindi, Cynthia Urbanik, Donna Zammit, John Frost (Alt. 1), Jesse Hare (Alt. 2), Cynthia Wilk

Absent: Shirley Dockery, Hartman Walker, Jr.

Also Present: Art Londensky, Administrator, Thomas Barlow, Attorney, Bruce Koch, Engineer, Todd Bletcher, Planner

REORGANIZATIONAL MEETING MINUTES

BOARD MEMBERS

Swearing in of appointed Board Members took place prior to start of meeting:

- Mayor Peter Guindi (Class 1)
- Councilman Henry Dziemian (Class 3)
- Richard Byrne (Class 2)
- John Frost (Alt. 1)
- Jesse Hare (Alt. 2)

ELECTION OF THE BOARD CHAIR & VICE CHAIR

Nomination(s) & Election for Chairperson

Mr. Barlow called for nominations for Chair.

Ms. Urbanik nominated *Donna Zammit*, seconded by Mayor Guindi.

Mr. Clancy nominated *Cindy Wilk*, seconded by Mr. Byrne.

Roll call and vote as follows:

Byrne: Wilk	Dziemian: Zammit	Zammit: Zammit
Clancy: Wilk	Guindi: Zammit	Frost: Zammit
Wilk: Wilk	Urbanik: Zammit	Hare: Zammit

Zammit: 6

Wilk: 3

Ms. Zammit received the most votes and is Chair for 2024. Ms. Zammit accepted the nomination, however, cannot preside over the meeting; her employer has to approve her role before she can officially sit as Chair. Mr. Barlow continued to preside over the meeting.

Nomination(s) & Election for Vice Chairperson

Mr. Barlow called for nominations for Vice Chair.



Mayor Guindi nominated Cindy Urbanik as Vice Chair. There were no other nominations. Mr. Byrne seconded the nomination.

Roll Call in Favor: Byrne, Dziemian, Clancy, Guindi, Urbanik, Wilk, Zammit, Frost, Hare

Vice Chair Urbanik presided over the meeting.

APPOINTMENT OF PROFESSIONALS BY RESOLUTION:

Appointment of Board Attorney

The motion to adopt the resolution to appoint *Thomas Barlow, Lombardi and Lombardi, PA*, as the 2024 Legal Counsel for the Planning Board was first moved by Mayor Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Appointment of Board Engineer

The motion to adopt the resolution to appoint *Bruce Koch, CME Associates*, as the 2024 Professional Engineer for the Planning Board was first moved by Mayor Guindi, seconded by Mr. Frost, all in favor by voice vote.

Appointment of Board Consulting Planner

The motion to adopt the resolution to appoint *Todd Bletcher, Bignell Planning Consultants, Inc.* as the 2024 Professional Planner for the Planning Board was first moved by Mayor Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Appointment of Board Secretary

The motion to adopt the resolution to appoint Julie M. Moy as the 2024 Board Secretary was first moved by Mayor Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Approval of Official Newspaper

The motion to adopt the resolution to appoint the Home News Tribune and Sentinel Publication as the 2024 Official Newspaper designation was first moved by Mayor Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Approval of Meeting Dates

The motion to adopt the resolution for the 2024 Planning Board Annual Meeting Schedule was first moved by Mayor Guindi, seconded by Ms. Zammit, all in favor by voice vote.

Comments were received by the Professionals.

REGULAR MEETING MINUTES

Approval of Minutes: October 15, 2023

The motion to approve the regular meeting minutes *October 15, 2023* as amended was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

Abstain: Dziemian, Guindi, Frost, Hare

Resolution: None

Completeness: None

Public Hearing: None

**Courtesy Plan Review:***Board of Education Plans for New Preschool Learning Center**Richard Alderiso, DIGroup Architecture*

Mr. Barlow explained why this presentation is before this Board. Richard Alderiso gave an overview of the proposed project. The BOE is proposing an early learning center, children ages 3 and 4 at the corner of Morningside and Montgomery streets. 12 classrooms, 15 students per classroom, 180 students in total. Mr. Alderiso went over the architectural plans and what has been designed. The building will be modular constructed structures; he described the materials. Questions were taken from the Board. *Mark Kalusz*, Civil Engineer was introduced. Mr. Kalusz described the site and the available parking. Test pits was completed. Mr. Bletcher asked about the security measures taken to protect the children and staff; Mr. Alderiso went over the precautions being considered. There was continued discussion on the operations, drop off, meal time, fire and security concerns. Trees will be removed; provisions has been made to replace in other areas on site. Mr. Alderiso went over the timeline for construction; BOE proposes to open the doors of the Preschool Learning Center in September 2024. Board comments should be forwarded to Mr. Barlow, who will draft compilation of Board comments and send to the superintendent. Mr. Frost expressed his dissatisfaction of the proposed flooring, where he opined the proposed flooring will substandard and will be a maintenance issue over the years, becoming very costly.

Board Correspondence/Business*2024 Planning Board/Professional Staff Roster*

Vice Chair Urbanik asked for Board to review and send edits to Ms. Moy.

Vice Chair Urbanik asked for Board comments. Mayor Guindi thanked all Board members for their service.

Public Comment

The motion to open to the public was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

Arthur Londensky, 70 David St.

Mr. Londensky expressed his concerns why the Fire Marshal, Fire Department, OEM and Police Department were not consulted. These divisions should have been allowed to review and provide input for the plans for the safety and concerns for the children.

Seeing no others, the motion to close to the public was first moved by Mr. Clancy, seconded by Ms. Zammit, all in favor by voice vote.

Adjournment

The motion to adjourn at 8:30 pm was first moved by Ms. Zammit, seconded by Mr. Clancy, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: March 19, 2024