



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

February 10, 2026 – 6:00 PM

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

The Regular Meeting of the Borough of South River Planning Board was called to order by Chairman Bodak at 6:00 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 in the window of Borough of South River Municipal Building on January 16, 2026.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Christian Eleto, John Frost, Councilman Nick Giannakopoulos, Mayor Peter Guindi, Jesse Hare (AL 6:08 pm), Katlin Vargo (Mayor's Alt), Brian Almeida (Alt. 1), Robert Bodak

Absent: Sandra Adelino, Monica Almeida, Richard Byrne

Also Present: Thomas Barlow, Attorney, Justin Cornell, Engineer, Todd Bletcher, Planner, Mark Tinitigan, Interim Administrator

Approval of Minutes:

The motion to approve the Reorganization & Regular meeting minutes dated January 13, 2026 as presented was first moved by Mayor Guindi, seconded by Councilman Giannakopoulos, all in favor by voice vote.

Resolution(s)

PB-2025-25, NOGUERIA

2 Grove St. Block: 165 Lot: 7

The motion to approve the resolution for application *File PB-2025-25, Nogueria* was first moved Mayor Guindi, seconded by Councilman Giannakopoulos

Roll call in favor: B. Almeida, Giannakopoulos, Guindi, Bodak

Absent: Adelino, M. Almeida, Byrne *Abstained:* None

Public Hearing(s):

PB-2025-26, CARVALHO

185 Whitehead Ave. Block: 332 Lot: 2

Application for C variance to widen driveway. *Carried from January 13, 2026*

Ludhmilla Carvalho, 221 Fulton St., Elizabeth, NJ, is the applicant's daughter, was sworn in. Ms. Moy explained that the applicant sold the house without the variance to widen the driveway; current owner has an expired CO. The initial application was before the Zoning Board in 2024 and was dismissed from the Land Use Board in January 2025; applicant was not responding to requests from the Board Secretary. Since that time, the applicant received citations from the Code Enforcement Official. The Court ordered the applicant to apply and secure the variance for the driveway. Mr. Bletcher explained the 2 variances the applicant needs; side yard setback where 5' is required; applicant has 1' and no turn around on County road. Everything else are existing conditions.



Chairman Bodak opened the floor to the public.

Ed Trygar, 1 Johnson Place

Mr. Trygar is not in favor of the County's requirement for a hammerhead turnaround on county roads.

The motion to close to the public was first moved by Mayor Guindi, seconded by Mr. Hare, all in favor by voice vote.

The motion to approve PB-2025-26, Carvalho was first made by Mr. Frost, seconded by Mr. Eleto,

Roll call in favor: Eleto, Frost, Giannakopoulos, Guindi, B. Almeida, Bodak

Opposed: None *Abstained:* Hare

Motion carries

Board Comments

It was announced that beginning with the April meeting, meetings will begin at 6:30 pm.

Chairman Bodak stated that the initial ordinance for the redevelopment for Albourne Woods and Wojie Way studies from the Council has been amended.

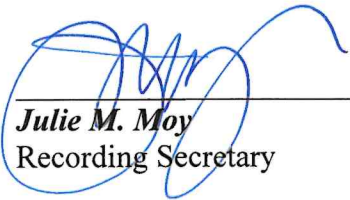
Public Comment

Chairman Bodak opened the floor to the public. Seeing none, the motion to close to the public was first moved by Mayor Guindi, seconded by Councilman Giannakopoulos, all in favor by voice vote.

Adjournment

The motion to adjourn at 6:15 pm was first moved by Councilman Giannakopoulos, seconded by Mayor Guindi, all in favor by voice vote.

Respectfully submitted by:



Julie M. Moy
Recording Secretary

Adopted: April 14, 2026