



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

MARCH 19, 2024 – 7:00 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 Chair Zammit at 7:00 pm followed by the Pledge of Allegiance. She 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 17, 2024.*

The Planning Board may take formal action at this meeting.

Roll Call

Present: Richard Byrne, Councilman Henry Dziemian (AL 7:10 pm), Shirley Dockery, Mayor Peter Guindi, Cynthia Urbanik, John Frost (Alt. 1), Cynthia Wilk, Donna Zammit

Absent: Douglas Ahle, Michael Clancy, Jesse Hare (Alt. 2)

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

Approval of Minutes:

The motion to approve the Reorganization and Regular meeting minutes dated January 16, 2024 as amended was first moved by Mayor Guindi, seconded by Ms. Urbanik, all in favor by voice vote.

Abstain: Dockery

Absent: Clancy, Dziemian, Hare

Resolution: None

Completeness

PB-2024-01, DaCOSTA

186 George St.

Block: 103 Lots: 1, 2

Application for bulk variance to construct dwelling on Lot 2

Lawrence Sachs, Esq. represented the applicant. He summarized the application and addressed the CME report dated February 21, 2024 and Bignell report dated March 12, 2024. Mr. Sachs listed items submitted after the report was issued as requested by CME. He addressed Mr. Bletcher's report; the application was initially submitted to the Zoning Board, however it was determined that the lots were merged and therefore needed the subdivision application. Mr. Koch requested the drainage report and calculations; applicant's engineer did not feel it is necessary. CME requests this information for applications that would increase the drainage pattern. Mr. Bletcher deemed the application incomplete; the applicant has to submit a variance and subdivision applications. There are eight bulk variances requested. Mr. Sachs responded to the Professionals' request; items will be provided. Chair Zammit opened the floor to questions from the Board. Ms. Urbanik asked if the drainage report and calculations will be provided; per Mr. Sachs, it will be provided. She expressed her concerns for the incomplete application and fees. Mr. Sachs stated that the revised application can be submitted the next day. Mr. Bletcher opined that all documents and fees should be submitted in order to move forward to the public hearing.



The motion to deem *File PB#2024-01, Da Costa*, incomplete and to be carried to the April 16, 2024 meeting for completeness was first moved by Mayor Guindi, seconded by Ms. Urbanik

Roll Call in Favor: Byrne, Dockery, Guindi, Urbanik, Frost, Wilk, Zammit

Abstain: Dziemian *Absent:* Clancy, Hare

PB-2024-02, GARDEN RIVER, INC.

411 Whitehead Avenue, Ste 8 Block: 369 Lot: 1.01

Application for Cannabis Manufacturing

Lawrence Sachs, Esq. represented the applicant. He summarized the application. Mr. Sachs addressed Bignell Planning's report dated February 15, 2024. The engineer is currently working on the site plan check list and will be submitted when completed. Utility calculations will be submitted. Per Mr. Sachs, other items has been submitted. Mr. Bletcher stated that he did not receive the minor site plan check list. Mr. Sachs stated that there will be no changes to the site. Mr. Bletcher stated that we need the check list so we can determine what waivers the applicant is seeking. Chair Zammit stated that we generally should have the waiver list before a moving forward to a public hearing is determined. Ms. Urbanik agreed with Chair Zammit that we do not want to set a president without a full application to review. CME did not report on this application.

The motion to deem *File PB#2024-02, Garden River, Inc.* incomplete and to be carried to the April 16, 2024 meeting for completeness was first moved by Ms. Urbanik, seconded by Ms. Wilk

Roll Call in Favor: Byrne, Dockery, Dziemian, Urbanik, Wilk, Frost, Zammit

Abstained: Guindi *Absent:* Clancy, Hare

Public Hearing: None

Board Discussion/ Comments

File PB-2021-002, CrownPoint Group, LLC

696 Old Bridge Turnpike Block: 73 Lots: 4.02, 4.03 & 4.04

Appellate Division Decision rendered March 13, 2024

Mr. Barlow reported that *File PB-2021-002, CrownPoint Group* ligation has been completed; the Appellate Division deemed the Board's decision appropriate and denied the plaintiff's request. The site is currently being used as a staging for DOT's vehicles.

Chair Zammit stated that she read an article in the NJ Planner newsletter regarding the Board voting. She stated that it is important that when voting to give reasons for or against application request; the reasons would be included in the minutes and recording. Per Mr. Barlow, it is especially important to provide his/her reason when voting against an application. Mr. Bletcher stated that his report includes recommendations for the Board members to consider. There was discussion on the application process, the board's process asks for the applicant to provide information to the board secretary on designated dates that are posted online. The two applications did meet with the professionals in a Technical Review Committee meeting to discuss their applications and requirements.



Public Comments

The motion to open to the public was first moved by Mayor Guindi, seconded by Councilman Dziemian, all in favor by voice vote.

Seeing none, the motion to close to the public was first moved by Mayor Guindi, seconded by Mr. Frost, all in favor by voice vote.

Mr. Bletcher provided a planning update. NJDEP has hired a planning firm to create a regional plan for the Raritan River Watershed, also known as the Raritan Flood Plain. That firm is working with ten different towns affected by the river to create this plan. South River is included in the group; Mr. Bletcher has met with the firm to further discuss the plan. Mr. Bletcher will provide updates as they become available. Chair Zammit asked if the Planning Board can have someone present. Mr. Bletcher said it would be best to have the firm working on the plan present to the Board. *Resilience NJ* package was sent out the end of January for the Board's review. When the plan is complete, we are not obligated to follow; it is a recommendation and the goal to get the communities to talk to collaborate.

Adjournment

The motion to adjourn at 7:50 pm was first moved by Mr. Frost, seconded by Councilman Dziemian, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: 4/16/24