



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

APRIL 16, 2024 – 7:00 PM

Location: 3 Montgomery Street, 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, Michael Clancy, Shirley Dockery, Mayor Peter Guindi, Cynthia Wilk, John Frost (Alt. 1), Jesse Hare (Alt. 2), Monica Almeida (Mayor's Designee), Donna Zammit

Absent: Cynthia Urbanik

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

Approval of Minutes: March 19, 2024

The motion to approve the regular meeting minutes *March 19, 2024* as presented was first moved by Mayor Guindi, seconded by Mr. Frost, all in favor by voice vote.

Abstain: Almeida

Absent: Urbanik

Resolution – None

Completeness Hearing

PB-2024-01, DaCOSTA

186 George St.

Block: 103 Lots: 1, 2

Application for bulk variance to construct dwelling on Lot 2

Thomas Roselli, Esq. represented the applicant on behalf of Lawrence Sachs. Per Mr. Roselli, items in the CME report shows deficiencies and has been addressed. He is requesting completeness and to move forward with the Public Hearing at the May 21, 2024 meeting. Mr. Koch reported that the applicant provided him with a subdivision plan, signed and sealed drainage plan. He does not have an issue with the waivers requested. Mr. Bletcher reported that the applicant provided additional information requested in his last report; based on the submissions, he deemed the application complete. There were no questions from the Board.

The motion to deem *File PB#2024-01, DaCosta*, complete and to be carried to the regular meeting dated May 21, 2024 meeting for Public Hearing was first moved by Mr. Frost, seconded by Ms. Almeida

Roll Call in Favor: Byrne, Clancy, Dockery, Dziemian, Wilk, Frost, Hare, Almeida, Zammit

Abstained: Guindi

Absent: Urbanik



Completeness Hearing

PB-2024-02, GARDEN RIVER, INC.

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

Application for Cannabis Manufacturing

Thomas Roselli, Esq. represented the applicant on behalf of Lawrence Sachs. Mr. Koch did not report on this application. Mr. Bletcher stated that the applicant provided the additional information requested in his last report; based on the submissions, he deemed the application complete. There were a number of waivers requested; he has no objections to the request. There were no questions from the Board.

The motion to deem *File PB#2024-02, Garden River, LLC*, complete and to be carried to the regular meeting dated May 21, 2024 meeting for Public Hearing was first moved by Mr. Byrne, seconded by Councilman Dziemian

Roll Call in Favor: Byrne, Clancy, Dockery, Dziemian, Wilk, Frost, Hare, Almeida, Zammit

Abstained: Guindi

Absent: Urbanik

Public Hearing – None

Board Discussion

Ordinance No. 2024-13

Chapter 350 – 27 “Off Street Parking Requirements”

Mr. Barlow explained the process when the Council adopts a new ordinance for the newer members to understand.

Arthur Londensky, Boro Administrator explained the purpose of the proposed ordinance. Chair Farren asked for questions from the Board. Mr. Londensky explained what vehicles may be parked in the residential areas. Per Mr. Londensky, the Council already had its' first reading of the ordinance and there were no public objectors. The final vote will be done after the Council receives the response from this Board. For clarification, Mr. Barlow did not hear of any objections to the ordinance and will draft a letter to the Council.

The motion to deem the proposed Ordinance No. 2024-13, *Chapter 350 – 27 “Off Street Parking Requirements”* proper as presented, was consistent with the Master Plan and to direct Mr. Barlow to notify the Council, was first moved by Mr. Byrne, seconded by Ms. Almeida, all in favor by voice vote.

Ms. Wilk asked if we will discuss the Raritan Floor Plain plan. Chair Farren stated that at the last meeting, we asked Mr. Bletcher if someone from NJDEP's planning firm can attend our meeting to present information. He will make the request, however, South River was only invited to participate in the project; we are not a lead. Mr. Bletcher will provide update information as it becomes available. Chair Farren asked if a representative can attend one of our meetings to make a presentation; Mr. Bletcher will ask. Mr. Bryne stated that he will ask the Environmental Commission to attend if a presenter is available.

Chair Farren welcomed our newest members again and thanked them for their participation.



Public Comment

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

Arthur Londensky, Borough Administrator, explained why the meeting had to be relocated and hope to be back in the Criminal Justice Center for the next meeting.

Mr. Londensky reported that beginning next week, on Old Bridge Turnpike from Johnson Place to Arthur Street will be reduced to one lane on the East Brunswick side due to the collapsed sewer. This will take approximately two weeks to complete sewer repair.

Ms. Moy reminded those who have not completed their Financial Disclosure Statement that it has to be completed by April 30th.

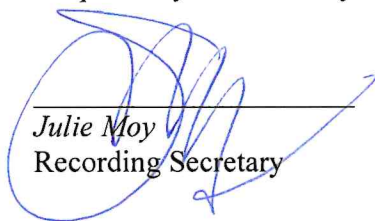
The League of Municipalities will be held November 19–21, 2024. Ms. Moy will need attendees' names by end of May.

The motion to close the floor to the public was first moved by Councilman Dziemian, seconded by Mr. Frost, all in favor by voice vote.

Adjournment

The motion to adjourn at 7:30 pm was first moved by Mayor Guindi, seconded by Ms. Wilk, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: May 21, 2024