



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

June 18, 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: Monica Almeida (Mayor's Designee), Richard Byrne, Cynthia Urbanik, Nick Giannakopoulos (Alt. 1), Jesse Hare (Alt. 2), Cynthia Wilk, Donna Zammit

Absent: Michael Clancy, Shirley Dockery, Councilman John Frost, Mayor Peter Guindi

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

Approval of Minutes:

The motion to approve the regular meeting minutes dated May 21, 2024 as amended was first moved by Ms. Urbanik, seconded by Mr. Byrne, all in favor by voice vote.

Resolutions

PB-2024-01, DaCOSTA

186 George Street

Block: 103

Lots: 1, 2

The motion to approve *PB-2024-01, DaCosta* resolution was first moved by Ms. Urbanik, seconded by Ms. Almeida

Roll call with eligibility: Byrne, Almeida, Giannakopoulos, Urbanik, Zammit

Abstained: None

Absent: Dockery, Frost

PB-2024-02, Garden River, Inc.

411 Whitehead Avenue, Ste 8

Block: 369

Lot: 1.01

The motion to approve *PB-2024-02, Garden River, Inc.* resolution was first moved by Ms. Urbanik, seconded by Ms. Almeida

Roll call with eligibility: Urbanik, Giannakopoulos, Almeida, Byrne, Wilk, Zammit

Abstained: None

Absent: Clancy, Dockery, Frost

Completeness

PB-2023-06, Standard Waste Services

209 William Street

Block: 82.01 Lot: 1.05

Application is for a minor site plan to utilize site for storage of equipment and trucks.

Mr. Barlow explained that Mr. Bletcher has requested the applicant go before the Technical Review Committee (TRC) to clarify what they are proposing. The meeting will be held on Tuesday, July 2, 2024. At this time, this application will be held for completeness in August or September.



PB-2023-07, Main Street Investment

213 Prospect Street Block: 64 Lot: 1.07

Application to subdivide the lot to construct a second dwelling

Mr. Barlow summarized the application up to this point. He received the Letter Brief from the applicant's attorney. In 2018, that owner received a resolution stating that they would have to come before this Board for a minor site plan approval prior to construction and that owner agreed to a one unit dwelling. In 2019, the current owner applied to the Zoning Board to construct a multifamily unit and was denied. Mr. Barlow provided detailed history of this site's applications. The applicant will return in July for completeness after additional documentation has been submitted.

The application will be heard for completeness to the July 16, 2024 provided documentation is submitted in a timely manner.

Public Hearing: None

Public Comment:

The motion to open to the public was first moved by Ms. Urbanik, seconded by Ms. Almeida, all in favor by voice vote. Seeing none, the motion to close to the public was first moved by Mr. Giannakopoulos, seconded by Ms. Urbanik, all in favor by voice vote.

Board Discussion

Chair Zammit reminded the Board that we asked Mr. Bletcher to contact the Raritan River Bay group for a presentation on their *Resilient NJ Resilient Raritan River & Bay Communities, SR Action Prioritization* report dated September 2023. Mr. Bletcher has tentatively scheduled a hybrid meeting during the August 20th meeting; virtually gives the Board the ability to see the presentation materials. The Board is in agreement with the date. The presentation will be scheduled for that time.

Mr. Barlow sent an email requesting members not to use cell phone during meetings for application research. Applications should be heard on its on merit; members can drive by the site.

Adjournment

The motion to adjourn at 7:35 pm was first moved by Mr. Byrne, seconded by Ms. Urbanik, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: July 16, 2024