



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

JULY 16, 2024, 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 Vice Chair Urbanik 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, Shirley Dockery, Mayor Peter Guindi, Nick Giannakopoulos Jesse Hare (Alt 1), Cynthia Wilk, Cynthia Urbanik

Absent: Monica Almeida (Alt 2), Donna Zammit

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

Board Member Announcements:

Mayor Guindi announced that John Frost has stepped down from his position as Councilman.

Ms. Moy announced the following modifications to the members:

- Mr. Giannakopoulos has been reappointed as a regular member
- Mr. Hare has been reappointed as Alternate #1
- Ms. Almeida has been reappointed as Alternate #2

All three members have been sworn into their new positions.

Approval of Minutes:

The motion to approve the regular meeting minutes June 18, 2024 as presented was first moved by Mr. Giannakopoulos, seconded by Ms. Wilk, all in favor by voice vote.

Abstained: Guindi, Dockery

Resolution – None

Completeness

PB-2023-07, Main Street Investment

213 Prospect Street Block: 64 Lot: 1.07

Application to subdivide the lot to construct second dwelling

Jay Weiner, Esq. represented the applicant. Lukasz Grzech represented the applicant. Per Mr. Weiner, Misters Koch and Bletcher's reports deemed the application complete. Prior to the meeting, Mr. Barlow spoke to Mr. Weiner and he has agreed to have their public hearing at the September 17, 2024 meeting because of the presentation scheduled for the August meeting. Mr. Weiner will provide an extension if



needed. There were no questions from the Board. Mr. Koch also deemed the application complete and does not have an issue if this Board grants the waivers requested. Mr. Bletcher confirmed his report deemed the application complete.

The motion to deem *File PB#202-07, Main Street Investments*, complete and to be carried to the September 17, 2024 meeting for Public Hearing was first moved by Mayor Guindi, seconded by Mr. Byrne

Roll call in favor: Byrne, Dockery, Giannakopoulos, Guindi, Wilk, Hare, Urbanik

Absent: Almedia, Zammit

Public Hearing – None

DISCUSSION

PB-2024-03 Board of Education

Addition to existing Preschool to Administration Building located at 15 Montgomery St.

Kamila Miazio, Assistant School Business Administrator

Richard Alderiso, Architect from DIGroup Architect

Ms. Miazio explained that the district is about to begin a new building project to begin in September with the anticipated completion in August 2025. They are building an annex to the existing BOE Administration Building. It will house three classrooms only, which are slated to be pre-school classrooms; no office space proposed. The future use of the classrooms will be based on the needs and priorities of the school district. Mr. Alderiso described architectural design and how it will be connected to the existing building.

Vice Chair Urbanik opened the floor to the Board for questions. Ms. Wilk asked about the current construction of the new Learning Center and how they are connected together. Ms. Miazio explained that they applied for a grant from the School Development Authority Grant several years ago for the additional space for their preschool program and just received the grant recently. At the time of application, they had no plans to build the Early Learning Center. It took the State two years to process their application; Ms. Miazio described the steps taken to construct the Learning Center. Per Mr. Alderiso, based on the current need, they will need all classrooms from both the addition and Learning Center, giving them a total of 15 classrooms. The State grant will cover 49% of the actual construct cost for the classroom addition. Mr. Bletcher asked how pick up and drop off will occur. Per Ms. Miazio, they are still discussing this procedure. Per Mr. Alderiso, drop off and pick up will be staggered.

Mr. Barlow explained this Board's role in reviewing the plans. The BOE provides a courtesy review from Planning Board for any comments. Mr. Barlow will send the BOE response to their project.

Vice Chair Urbanik opened to the public. Seeing not, the motion to close to the public was first moved by Mayor Guindi, seconded by Mr. Giannakopoulos, all in favor by voice vote.

Mr. Byrne made the motion to direct Mr. Barlow to send the Board of Education a letter regarding their presentation and it being in order, seconded by Mayor Guindi, all in favor by voice vote.

Board Discussion

Resilient NJ – Resilient Raritan River & Bay Communities – August 20, 2024 presentation

Mr. Bletcher provided a summary of the presentation. This Board had asked Resilient NJ team to present their information. They are scheduled to present this information at the August 20, 2024 meeting and has



requested the presentation to be held virtually. This gives their team members, who are scattered in various states, to participate and the ability to share their presentation materials which will allow the Board to see them. The room does not have a camera or microphone hooked up to the television so the presenters would only see whoever is sitting in front of the laptop. The television is mainly for presentations presented live in the Court Room. Mr. Barlow stated that no other applications will be heard that evening and suggested we hold the meeting virtually. This will make it easier for members to see the presentation and ask questions; Mr. Bletcher agreed. Mr. Byrne mentioned the meeting to the Environmental Commission and those members will be joining in. The Zoning Board members will also be invited. The meeting will be open to the public to attend.

Vice Chair Urbanik requested a straw vote from Board Members for their preference. Virtually – Yes; Live – No.

Byrne, yes	Giannakopoulos, yes	Hare, yes	Urbanik, yes
Dockery, yes	Guindi, yes	Wilk, yes	

The motion to hold the August 20, 2024 Planning Board meeting by Zoom was first moved by Mayor Guindi, seconded by Mr. Byrne, all in favor by voice vote.

The August 20, 2024 Planning Board meeting will be virtual. Ms. Moy will notice all required parties.

Public Comment

Vice Chair Urbanik opened the floor to the public. Seeing none, the motion to close the floor to the public was first moved by Mr. Giannakopoulos, seconded by Mayor Guindi, all in favor by voice vote.

Board Comments

Mr. Giannakopoulos thanked Mayor Guindi to making him a member of this Board.

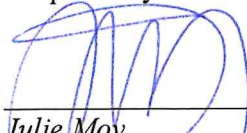
Mayor Guindi and Mr. Byrne is looking forward to the presentation next month.

Mr. Bletcher provided a summary of what *Resilient NJ – Resilient Raritan River & Bay Communities* will be presenting.

Adjournment

The motion to adjourn at 7:45 pm was first moved by Mayor Guindi, seconded by Mr. Giannakopoulos, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: August 20, 2024