



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

October 15, 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, Mayor Peter Guindi, Cynthia Urbanik, Nick Giannakopoulos, Jesse Hare (Alt 1), Monica Almeida (Alt 2), Cynthia Wilk, Donna Zammit

Absent: Councilman Matthew DeSantis

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

Resigned: Shirley Dockery

Approval of Minutes: September 17, 2024

The motion to approve the regular meeting minutes dated *September 17, 2024* was first moved by Mayor Guindi, seconded by Ms. Almeida, all in favor by voice vote.

Resolution:

File ZB–2023-07, Main Street Investment, LLC

The motion to approve Resolution #PB–2024–10 for application *File ZB–2023-07, Main Street Investment, LLC* was first moved by Mayor Guindi, seconded by Mr. Giannakopoulos

Roll call in favor: Guindi, Giannakopoulos, Byrne, Wilk, Hare, Almeida, Zammit

Abstained: Urbanik

Completeness – None

PUBLIC HEARINGS

PB–2023–06, Standard Waste Services

209 William Street Block: 82.01 Lots: 1.04, 1.05, 1.07, 1.08

Application for site plan to store trucks on site

George Pressler, Esq. represented the applicant. Mr. Pressler summarized the application; the applicant proposes to store tractor trailers, dumpsters and trash collection vehicles. The applicant also owns 330 William Street where the repair and maintenance work will be done for the vehicles used for his business. Mr. Pressler addressed the waiver requests. Mr. Bletcher's report dated September 11, 2024 indicates that he has no issue with the requests. The site will not be open to the public; applicant is seeking wavier for the submission for the lighting and landscaping plans. The site is basically vacant; one building will remain, rest will be removed.



report dated October 10, 2024, Police Chief's email dated October 10, 2024 and Fire Marshall's report dated September 11, 2024.

Brent Papi, East Point Engineer, was introduced and sworn in. Mr. Papi provided his credentials and was accepted by this Board. Mr. Papi marked in the following Exhibits:

- *A1, Existing Condition Survey* dated May 10, 2024 *(previously submitted)*
- *A2, Aerial of Site (A)*
- *A3, Aerial of Site (B)*
- *A4, Colorized Rendering of Site*

Mr. Papi addressed the exhibits to provide his engineering testimony. He described the proposed and current conditions of the site, hours of operations and the Main Street Redevelopment (MSR) zone. The application includes 17 apartments with 79 parking spaces. Mr. Papi provided the hours of operations for the retail operations. The site includes a Blue Acre site which will be owned by the Borough. He testified that the applicant will meet flood mitigation requirements established by NJDEP. Mr. Papi concluded his presentation, followed by questions from the Board.

Joseph Hyland, Architect, was introduced and sworn in. Mr. Hyland provided his credentials and was accepted by this Board. Mr. Hyland marked in Exhibits:

- *A5, Colorized Rendering approach from the Sayreville Bridge to South River*
- *A6, Intersection Rendering of Main / Reid Streets*
- *A7, Elevation Rendering of, Main / Reid Streets*
- *A8, 1st Floor Architectural Plans*
- *A9, 2nd & 3rd Architectural Floor Plans*
- *A10, Building Elevations*
- *A11, Key to Building Materials Drawing*

Mr. Hyland addressed Exhibit A1 to describe the site, its surroundings and the former business on site. Addressing the exhibits, he explained emergency plan, proposed businesses and described the proposed residential floor plans. Mr. Hyland addressed signage; ADA accessibility to meet the required redevelopment plans. Mr. Bletcher addressed the items in his report that has not been discussed; Mr. Hyland responded to those items. Mr. Bletcher suggested that the applicant consider installing a generator to support the businesses and apartments in case there is no power; applicant will comply. The Board had questions for Mr. Hyland.

Lee D. Klein, Traffic Engineer, Klein Traffic Consulting, was introduced and sworn in. Mr. Klein provided his credentials and was accepted by this Board. Ms. Wilk questioned how the pedestrians will cross Reid or Main Streets safely. She expressed her concerns for the traffic coming over the bridge from Sayreville. There was discussion regarding the left out turn from the parking lot onto Main Street around George Street. Mr. Klein explained the travel route and truck turn around on site. Mr. Koch went over his report dated October 9, 2024; applicant will comply. Mr. Bignell addressed his report dated October 10, 2024. Mr. Papi addressed the tree replacement and described the current landscaping on site. VC Urbanik asked for any additional questions from the Board. Ms. Wilk asked about the residential parking spaces; 17 units, 14 residential parking spaces. Per Mr. Papi, residents can park in the other spaces. Electric charging stations will be placed as close to the apartments as possible near the Blue Acres site.

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