



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

November 12, 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, Nick Giannakopoulos, Cynthia Urbanik, Cynthia Wilk, Jesse Hare (Alt 1), Monica Almeida (Alt 2), Donna Zammit

Absent: Councilman Matthew DeSantis

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

Approval of Minutes: October 15, 2024

Ms. Wilk made revisions to the minutes, stating that her question regarding the Port Plaza application was for the safety of the pedestrians.

The motion to approve the regular meeting minutes dated October 15, 2024 as amended was first moved by Ms. Wilk, seconded by Ms. Urbanik, all in favor by voice vote.

Resolution

PB-2023-06, Standard Waste Services

The motion to approve *PB-2023-06, Standard Waste Services* resolution was first moved by Mayor Guindi, seconded by Mr. Giannakopoulos

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

Abstained: None

PB-2024-04, Port Plaza

The motion to approve *PB-2024-04, Port Plaza* resolution was first moved by Mr. Byrne, seconded by Mr. Giannakopoulos

Mayor Guindi and Chair Zammit recused themselves from the vote.

Roll call in favor: Byrne, Giannakopoulos, Wilk, Hare, Almeida, Urbanik

Abstained: None

Completeness

PB-2024-05, 55 Main SR Urban Renewal, LLC

55 Main Street

Block: 151

Lots: 1, 2, 2.01, 3, 7

John Deluca, Esq. represented the applicant. Mr. Deluca summarized the application. The applicant received Redeveloper's status from the Council. The applicant reviewed the Bignell report dated November 7, 2024 and CME report dated November 6, 2024. Mr. Deluca stated that they responded to



the reports in a correspondence dated November 8, 2024 which was received by the Municipal on November 12, 2024. Mr. Koch has no issue with the waiver of the Environmental Impact Statement (EIS) as long as CME can ask for information during construction to make sure the property is suitable from the environmental standpoint for the proposed use. Per Mr. Koch, this Board can deem the application complete. Mr. Bletcher stated that the most of the items in his report were addressed in Peter Lanfit's letter dated November 8, 2024, additional information can be presented at the public hearing. He stated that this Board can deem the application complete.

Chair Zammit took questions from the Board. Ms. Urbanik had several questions starting with the professionals' reports. Per Ms. Urbanik, the Planner's report, states that a certified environmental analysis statement should be provided to verify that the site is suitable for human occupancy, however the Engineer's report states that he does not have an issue with the waiver request. Mr. Bletcher stated that the email response received from the applicant dated November 8, 2024 includes a link to the EIS. Ms. Urbanik stated that this application was pending from 2023 and there were items missing. She listed the items she opines is missing from the application: parking requirements, which does not address how the application will provide; the 200' notice list on the plans does not include the property owners' block and lot. Ms. Wilk expressed her concerns for parking and would like to see information regarding the parking at the public hearing. Mr. Deluca stated that the Phase 1 environmental report was provided. Mr. Koch explained what could include in the EIS. He stated that this site is fully developed with asphalt and structures and did not feel the site required an EIS, but to focus on any potential contamination and how that would be addressed; this is why he felt the EIS can be waived. Mr. Koch will be requesting the sign off from their LSRP stating the site is suitable for residential. Richard Adelsohn, Project Engineer provided some information found in the Phase 1 report that addresses areas that were cleaned up; they are still investigating the site. Per Mr. Deluca, they are asking for a waiver for the traffic impact study. Per Fred Haniken, they are updating the traffic study and will present at the public hearing.

Mr. Giannakopoulos made the motion to deem *File PB#2024-05,55 Main SR Urban Renewal, LLC* complete and to be carried to the December 17, 2024 meeting for Public Hearing as long as the traffic study is completed; he is satisfied with Mr. Koch's explanation of the EIS and that the parking plan will be printed and presented to this Board; the motion was seconded by Mr. Hare.

Roll Call in Favor: Byrne, Giannakopoulos, Hare, Almeida, Zammit

Opposed: Urbanik, Wilk

Abstain: Guindi

Ms. Urbanik voted no; she requested that before the application was brought in for completeness required documents be submitted. Also, a traffic study be included as part of the public hearing package.

Ms. Wilk voted no; she requested to see more information regarding how they will meet the parking requirement.

Chair Zammit reminded the applicant to have the required documents submitted in time for public hearing.

Public Hearing: None



Public Comment

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

Edwin Paredes, 64 Whitehead Ave

Mr. Paredes asked if the Borough will be considering Class 5 Cannabis license. Mayor Guindi responded that this has been discussed in the Council. Mr. Paredes can attend the Council meeting to discuss. He explained what the Class 5 allows. Mr. Bryne commented that we had non-binding referendum question for the Class 5 license on the ballot in at the 2023 election, which was not passed.

Ronnie Zammit, 93 David St.

Mr. Zammit stated that he was representing the Port Plaza project and reported that construction will begin end of December or January 2025. Mr. Zammit stated that he is in favor of the 55 Main Street application. He commented that the applicant is proposing a 3 story building with 3 commercial spaces on the first level. He suggested the applicant considering eliminating the retail space, which would provide additional parking on the first level.

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

Board Comments

Ms. Urbanik asked what the next steps are now that the referendum question at the general election has passed, combining the Planning and Zoning Boards. Mayor Guindi explained the next steps the Council has to take.

Mr. Bryne stated that he spoke to Paulo Santos at the Port Plaza ground breaking; he asked if the Planning Board can get a tour of the site as they get closer to completion; Mr. Santos agreed.

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: December 17, 2024