



BOROUGH OF SOUTH RIVER PLANNING BOARD REGULAR MEETING MINUTES

DECEMBER 17, 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

Approval of Minutes:

Chair Zammit made revisions to page 3 of the minutes under public comments. Mr. Zammit's comment was revised; Ms. Moy read Chair Zammit's edit.

The motion to approve the regular meeting minutes dated November 12, 2024 as amended was first moved by Ms. Urbanik, seconded by Mr. Giannakopoulos, all in favor by voice vote.

Resolution

PB-2023-07, Main Street Investment

Revised Resolution PB-2024-10

Revised resolution is to reflect revised lot number assigned by Tax Assessor

Mr. Barlow explained the revision to the resolution; the lot number was assigned by the Tax Assessor and the resolution reflects the correct lot number.

The motion to approve *PB-2023-07, Main Street Investment* resolution as amended was first moved by Mr. Giannakopoulos, seconded by Mayor Guindi

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

Abstained: None

Motion passed

Completeness – None

Public Hearing:

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

55 Main Street

Block: 151

Lots: 1, 2, 2.01, 3, 7

Chair Zammit announced that this application will be carried to the February 2025 meeting. Mr. Barlow explained that he spoke with their attorney; they requested the application to be carried to the February



2025 to allow them to make additions to their plans in response to our professionals' report. He informed the public members that the application will be carried. The applicant will re-notice to the public.

The motion to carry *PB-2024-05, 55 Main SR Urban* Mr. Giannakopoulos, seconded by Mayor Guindi, all in favor by voice vote.

Public Comment

The motion to open to the public was first moved by Ms. Urbanik, seconded by Mayor Guindi

John Durovich, 4 Southside Avenue

Mr. Durovich stated that the PNC Bank is over 100 years old, he expressed his concerns for the loss of the architectural characteristics and integrity of the building. He described the architectural details of the building. Mr. Durovich asked if the Borough can use any of the façade somewhere else in the town. Mayor Guindi explained that the applicant did a walk through with the Historic Society several times and created a list of items they would like to see saved.

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

Board Comments

Mr. Byrne thanked the Council for their work in getting projects to the Planning Board and is looking forward to 2025.

Council-Elect Giannakopoulos stated that he thanked this the Board in helping him to learn about the projects that comes before the Planning Board. This is first time on this Board.

Chair Zammit announced that the NJ Planning Officials (NJPO) is offering a lunch and learn webinar on redevelopment on January 31st. If anyone is interested in participating, please let Ms. Moy know so she may register him/her.

Chair Zammit thanked everyone for their participation on this Board.

Adjournment

The motion to adjourn at 7:20 pm was first moved by Mr. Byrne, seconded by Ms. Almeida, all in favor by voice vote.

Respectfully submitted by:



Julie Moy
Recording Secretary

Adopted: January 14, 2025