

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/SESSION MINUTES**  
**MAY 29, 2013**

Members present: Michael Wilday, Mayor Henry, Councilwoman Noble, Thomas Kelly, Frank Milatta, Richard Moran, Francis Mulvey, Bette Leibowitz, Darcy McCabe-Brew, Robert Paulukiewicz

Members absent: James Riehl, Peggy Scarillo

Also present: Angelo Valetutto, P.P., P.E.; Andrew Brewer, Esq.

Meeting was called to order by Chairman Wilday followed by the salute to the Flag.

Chairman Wilday stated adequate notice of this meeting has been provided under "The Open Public Meeting Act of New Jersey" by advertisement.

Roll call was taken at this time.

Motion by Richard Moran, seconded by Darcy McCabe-Brew to accept the Minutes of the previous meeting. Motion carried 8-0, 1 abstention.

**Completeness Committee**

**Enterprise Electric Inc. Application #334-13 and Joseph R. Fusco Application #335-13**

Completeness Committee Chairman Richard Moran motioned that the applications have been reviewed for completeness by the Board's Planner and are found to be complete and can be schedule for the June 26<sup>th</sup> meeting. Motion seconded by Frank Milatta and carried 2-0.

**Closed Session**

Chairman Wilday stated that the Board will go into Closed Session regarding potential litigation against the Board. Motion by Richard Moran, seconded by Darcy McCabe-Brew to go into

Closed Session. Motion carried 9-0. It is now 7:04 p.m.

The Board reconvened at 7:43 p.m. Roll call was taken at this time.

### Revision to the Memorial Medical Center Redevelopment Plan

Angelo J. Valetutto was sworn in. Mr. Valetutto reviewed his May 22<sup>nd</sup>, 2013 report with the Board. Mr. Valetutto stated they reviewed City Council Resolution 104-2013, requesting the Board's recommendation to the Mayor and Council.

Mr. Valetutto stated this request is for the Board to review the anticipated modification to the Memorial Medical Center Redevelopment Plan. It is an action that is required as part of a potential settlement between Rocky Top, LLC, the City of South Amboy and others that are involved in the lawsuit.

Mr. Valetutto stated the big issue is with regards to a use that was referred to as Endeavor House, that is something that was permitted within the Redevelopment Plan by the Appellate Decision which reversed the decision by Judge Hurley.

Mr. Valetutto stated the last two pages of his report are a list of various outpatient and inpatient uses and their definitions that would be amended for purposes of being placed in the Memorial Medical Center Redevelopment Plan.

Mr. Valetutto stated we would make recommendations for purposes of modifications to the Ordinance and to determine whether or not there is anything inconsistent with regard to the proposed by Mayor and Council to the City's Master Plan or Zoning Ordinance.

Mr. Valetutto stated his recommendation is that the Mayor and Council proceed to adopt the Ordinance that would amend the Memorial Medical Center Redevelopment Plan as was suggested in Schedule A. Mr. Valetutto stated by virtue of the additional uses and definitions, it will provide the City with more of an involvement in terms of being able to monitor those uses and to allow the owner of the property his ability to work within the guidelines of the Redevelopment Plan.

Mr. Brewer stated the Board has prepared a report, Mr. Brewer prepared a resolution, including identifications of any provisions in the proposed development regulations, provision or amend which are inconsistent with the Master Plan and recommendations concerning those inconsistencies and any other matters that the Board deem appropriate. Mr. Brewer stated he

prepared a resolution recommending the passage of the amendment in the form that is consistent with Mr. Valetutto's report. By attaching Mr. Valetutto's report to the Board's resolution, we are saying that the Board finds no inconsistencies with the Master Plan, not make any other recommendations. Schedule A is attached to Mr. Valetutto's report.

Motion by Francis Mulvey, seconded by Richard Moran to move the Board's recommendation to the Mayor and City Council. Motion carried 9-0.

Resolution – Bielak Application #333-13

Motion by Francis Mulvey, seconded Richard Moran to adopt the resolution. Motion carried 5-0, 2 abstentions.

Lillian Applegate – Application #332-13

(See attached transcript)

Informal Hearing – Southeast Sayreville

Mr. Ronald Shimanowitz stated they were before the Board a few months ago on an informal basis, tonight they are here on the same basis to present a revised plan. At the last meeting the Board express concern with the density of their development, they have revised their drawing reducing the density.

Mr. Bill Lund stated they still have two buildings but they are now proposing buildings that have condominium flats on the first floor and two-story townhouses on the second floor. There would be 9 two-bedroom flats in each of the two buildings totaling 18 units and 9 three-bedroom townhouse in again each of the two buildings totaling 18 units for a total of 36 units in the two buildings. The number of parking spaces have been reduced because the number of units have been reduced. The front portion of the property fronting on Main Street has driveway access off of Main Street and also off of Raritan Street. The building before was over 6000 sf, it has been knocked down to 6000 sf and they are proposing four two-bedroom apartments over the commercial use. The parking they are proposing conforms to the City's ordinance for a B-1 use and the four apartments above. There will be 28 parking spaces for that portion of the project. For the condos/townhouse portion they are proposing the required amount of 80 spaces, 40 for each building.

They propose only one tenant like a QuikChek or 7Eleven type business for the commercial use.

The square footage of the townhouse could be 2400 sf or smaller depending on the layout of the units.

Mr. Mulvey questioned a play area for any children residing there. Mr. Lund stated there is 25 feet of grass area behind use. Mr. Mocco stated it would be tight, but he will take a look to see if he could add a play area.

It will be managed by Mr. Mocco's management company.

Chairman Wilday questioned if they could eliminate some of the three-bedroom units. Mr. Mocco stated they can make some two-bedroom units with a den.

The four units above the commercial will have four separate entrances.

Mr. Shimanowitz thanked the Board for their time.

Chairman Wilday opened the meeting to the public. Motion by Richard Moran, seconded by Francis Mulvey to close to the public. Motion carried 9-0.

Motion by Bette Leibowitz, seconded by Darcy McCabe-Brew to adjourn. All in favor.

Linda Garnett