

CITY OF SOUTH AMBOY
PLANNING BNOARD
REGULAR MEETING/MINUTES
OCTOBER 27, 2010

Members present: Michael Wilday, Robert Iremonger, Francis Mulvey, Peggy Scarillo, Richard Moran, Frank Milatta, Bette Leibowitz

Members absent: Joseph Connors, Richard Cronin, Mayor O'Leary

Also present: Angelo Valetutto, Planner: 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 Peggy Scarillo, seconded by Robert Iremonger to accept the Minutes as written. Motion carried 6-0.

Amboy Aggregates Application #284-05

Mr. Valetutto has left the room for this application.

(See transcript)

Motion by Peggy Scarillo, seconded by Francis Mulvey to accept the resolution as written. Motion carried 4-0.

Wojciech Palczewski Application #313-10

Mr. Valetutto has returned to the meeting.

(See transcript)

Motion by Peggy Scarillo, seconded by Richard Moran to approve the site plan application with the conditions outlined by the Board Counsel. Motion carried 6-0.

Chairman Wilday stated the Board will take a five minutes recess. Board reconvened at 8:15 p.m. Roll call was taken.

Robert Downey Application #316-10

Mr. Robert Downey, 36 South Edward Street, Sayreville, NJ. Mr. Downey was sworn in. Angelo Valetutto was also sworn in for the evening. Mr. Valetutto stated his office prepared a report dated October 13, 2010 on this application and the report is part of the record.

Mr. Downey stated he is here on behalf of the Corridon's, the homeowners of the property, for a deck that encroaches the lot coverage. An addition was completed on the house, the house was squared off and they propose to construct a deck. Mr. Downey is the contractor on this project. The Corridon's are present this evening and available to answer any questions. Mr. Valetutto stated the application is for expansion of a rear deck possibly 8' by 12'. However based on the size of the deck, it creates a variance creating 28.1% of lot coverage, making the deck over on lot coverage by 3.1%.

Mr. Downey stated the neighborhood is typical throughout South Amboy. Mr. Downey stated the applicant also owns the property next door and around the corner. Mr. Downey stated they have systemically done work on all of the properties and feels that there is no detriment, the improvements would enhance the neighborhood.

Chairman Wilday opened this application to the public, there was no public wishing to speak. Motion by Peggy Scarillo, seconded by Bette Leibowitz to close the public portion of this application. Motion carried 6-0.

Motion by Peggy Scarillo, seconded by Richard Moran to approve Application #316-10 as written. Motion carried 6-0.

Edward Condiracci Application #315-10

Board Member Frank Milatta is now in attendance.

(See transcript)

Motion by Richard Moran, seconded by Frank Milatta to approve the application as stated. Motion carried 5-2.

Frog Hollow Swim & Tennis Club Application #314-10

Chairman Wilday will step down as Chairman on this application. Vice Chairman Francis Mulvey will assume the Chair.

(See transcript)

Motion by Peggy Scarillo, seconded by Richard Moran to approve Application #314-10 with the condition that the applicant's engineer review the row of parking spaces to see if they are of proper size and to properly remedy if they are not. This is the row of spaces along the side of the parking lot. Also part of the motion is compliance with Mr. Valetutto's report of October 14, 2010. Motion carried 6-0.

Chairman Wilday opened the meeting to the public. There was no public wishing to speak. Motion by Richard Moran, seconded by Peggy Scarillo to close the public portion of the meeting. Motion carried 6-0.

Motion by Peggy Scarillo, seconded by Robert Iremonger to adjourn. All in favor.

Linda Garnett