

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
NOVEMBER 22, 2010

Members present: Michael Wilday, Joseph Connors, Robert Iremonger, Peggy Scarillo, Frank Milatta, James Riehl, William Tierney, Bette Leibowitz, Mayor O'Leary

Members absent: Richard Cronin, Francis Mulvey

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.

Mr. Connors stated he will be sitting out of this meeting.

Motion by Peggy Scarillo, seconded by Richard Moran to accept the Minutes of the previous meeting. Motion carried 7-0, 2 abstentions.

Completeness Committee

The Complete committee is current on all applications.

Mr. Brewer stated item three on the agenda is the same as item 2, item 3 should be the recommendation regarding the proposed ordinance amending the Broadway/Main Street Redevelopment Plan.

Preliminary Investigation To Deem Property Known As Block 161.02, Lots 24, 24.01 (Wische property) To Be Area That May Be In Need Of Redevelopment

Mr. Valetutto stated the Board received a resolution from Mayor and Council asking the Board to determine whether or not the property known as Block 161.02, Lots 24 and 24.01 the Wische property may be an area in need of redevelopment. Mr. Valetutto stated back in 1988, this particular property was studied. The Plan recommended the property be added and the Planning Board followed through and recommended that this property be included as an area in need of redevelopment. Council in their findings determined that they would neither endorse nor deny it so it was pretty much in limbo for

all these years. Mayor and Council, through their resolution, is asking that we do a study to update it under the current guidelines.

Mr. Valetutto stated the Board would authorize a Professional Planner to do the study and a public hearing would be held. Mr. Valetutto explained the necessary steps prior to the actual hearing on December 22, 2010.

Motion by Mayor O'Leary, seconded by Robert Iremonger to authorize Mr. Valetutto to prepare the report and schedule the hearing to be held on December 22, 2010. Motion carried 9-0.

Request By Mayor And Council To Review A Draft Ordinance Which Amends The Redevelopment Plan For Block 161, Lot 25; Block 162, Lot 6 & 25.01; Block 162, Lot 6.02

Mr. Valetutto stated his office prepared a report dated November 19, 2010. Mr. Brewer stated Mr. Valetutto's report made two recommendations, that being a revision on the draft ordinance on the permitted uses and the bulk standards. Mr. Brewer stated he prepared a resolution adding Mr. Valetutto's recommendations along with three other items, in Paragraph 1 he recommended a specific finding that it is consistent with the Master Plan, in Paragraph 4A he prepared a provision that recommends that the ordinance also be amended to specifically list these properties in two portions of the redevelopment plan and the map be amended to include those properties along with all previous amendments and in Paragraph 4B another statutory requirement. When you review a redevelopment plan, the redevelopment plan has to have an Affordable Housing Inventory, and Paragraph 4B states that there is no affordable housing in these specific Blocks and Lots so no affordable housing plan has to be provided.

The resolution incorporates Mr. Valetutto's suggestions, and recommends that it be sent to the Mayor and Council.

Mr. Milatta questioned the uses, it only refers to age restricted. Mayor O'Leary stated this is an add-on to the existing Plan. Mr. Valetutto stated the modifications are just for the blocks and lots that are now introduced because of their size. Mr. Valetutto stated this would be added to the current plan.

Mayor O'Leary questioned when we look at a building height, a five story building, does that include the parking or is it the five stories above the parking? Mr. Valetutto stated we have a 60 foot and a five story requirement so that if it turns out that it could be built and there a parking deck with five stories on top and stays under 60 feet, it would be okay. However, if in order to build a parking deck and five stories of living space above that, you need a higher area in terms of distance or feet, then that's what that number should be modified to. Mr. Valetutto suggested that an amendment be added to the resolution.

Motion by Robert Iremonger, seconded Richard Moran to adopt this resolution with the changes as noted. Motion carried 9-0.

Item #4 on the Board's agenda will be carried to the next meeting.

Resolution - Frog Hollow Swim & Tennis Club Application #314-10

Motion by Peggy Scarillo, seconded by Richard Moran to adopt the resolution. Motion carried 6-0, 3 abstentions.

Resolution – Edward Condiracci Application #315-10

Motion by Richard Moran, seconded by Bette Leibowitz to adopt the resolution. Motion carried 3-2, 4 abstentions.

Resolution – Robert Downey/Corridon Application #316-10

Peggy Scarillo requested that the block and lot be added to the resolution as well as to the spelling of Augusta Street.

Motion by Robert Iremonger, seconded by Richard Moran to adopt the resolution. Motion carried 5-0, 4 abstentions.

Chairman Wilday opened the meeting to the public.

Mayor O'Leary commended the Board for their attendance in the long Amboy Aggregates hearing.

Motion by Bette Leibowitz, seconded by Richard Moran to close the meeting to the public. All in favor.

Motion by Mayor O'Leary, seconded by Frank Milatta to adjourn. All in favor.

Linda Garnett