

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**FEBRUARY 23, 2011**

Members present: Michael Wilday, Joseph Connors, Thomas Kelly, Francis Mulvey, Richard Moran, Frank Milatta, Bette Leibowitz, Mayor Henry

Members absent: Peggy Scarillo, James Riehl, William Tierney, Michael Reilly

Also present: Angelo J. 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 Richard Moran, seconded by Bette Leibowitz to accept the Minutes of the December 2010 meeting. Motion carried 6-0, 1 abstention.

Completeness Committee

The Completeness Committee is current.

City Council Resolution #59-2011 Regarding the Southern Waterfront Redevelopment Plan – Board Review of Block 23, Lot 1 and Block 24, Lot 2.01

Mr. Valetutto stated the individuals who are seeking us to modify the Plan are Venetian Healthcare. They were planning on locating on Lower Main Street. They are now considering this particular location, however, it presently is not permitted as a use. Mr. Valetutto stated the Mayor and City Council has referred it to this Board for their recommendation.

Chairman Wilday questioned if this was going to be a nursing home. Mr. Valetutto stated the Board will essentially take a look at what was identified as short and long term health care but as you see with the context within the resolution, they wanted the Board to aware of the fact what administration and this Board’s philosophy has been with the issue of including mental health. Mr. Valetutto stated that use is not included at all in the plan.

The Board discussed in length the mental health issue including drug rehab in comparison to dementia and Alzheimer's disease. Mr. Brewer stated the resolution will be carefully written to reflect the Board's recommendation.

Motion by Richard Moran, seconded by Frank Milatta to approve Mr. Valetutto to prepare his report. Motion carried 7-0.

Mayor Fred A. Henry is now present at 7:15 p.m.

#### John Marullo Application – Resolution #8-2011

Motion by Frank Milatta, seconded by Richard Moran to adopt the resolution. Motion carried 6-0, 2 abstentions.

#### Resolution Recommending to the Governing Body the Designation of Block 161.02, Lots 24 and 24.01, as an Area In Need of Redevelopment

Mr. Valetutto stated once the resolution is adopt, we would proceed to the next step which is to make a presentation to the Mayor and Council and then they will either deny, amend or approve the recommendations that we made in a form of a resolution that the property be deemed an area in need of redevelopment.

Motion by Bette Leibowitz, seconded by Richard Moran to adopt the resolution. Motion carried 7-0, 1 abstention.

Chairman Wilday announced that the Board professionals have remained the same for 2011. Maraziti, Falcon & Healey and AJV Engineering have been reappointed.

#### CORRESPONDENCE

All correspondence has been noted and filed.

#### CLOSED SESSION

Chairman Wilday stated that the Board has already gone into Closed Session regarding the Amboy Aggregates location, excluding members who can not hear this application.

Chairman Wilday opened the meeting to the public. There was no public wishing to speak. Motion by Richard Moran, seconded by Bette Leibowitz to close to the public. Motion carried 8-0.

Motion by Richard Moran, seconded by Bette Leibowitz to adjourn. All in favor.

Linda Garnett

