

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
MAY 25, 2011

Members present: Michael Wilday, Joseph Connors, Thomas Kelly, Francis Mulvey, Peggy Scarillo, James Riehl, Richard Moran, Mayor Henry

Members absent: Frank Milatta, Bette Leibowitz

Also present: Jason 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 James Riehl, seconded by Richard Moran to accept the Minutes of the April 28, 2011 meeting. Motion carried 4-0, 3 abstentions.

Completeness Committee

Raritan Pointe, LLC

Motion by Peggy Scarillo, seconded by Richard Moran to deem the application not complete based on our receipt of architectural drawings that are still lacking from the application. Motion carried 2-0.

Peron Development/South Amboy II, LLC; Venetian Healthcare, LLC

Motion by Peggy Scarillo, seconded by Richard Moran to deem the application not complete. We have not had the opportunity to discuss this with our township engineers and there were some other questions that the Board had that we would like to discuss. We would like to move the completeness to the day of the hearing. We will vote on the completeness at that time.

Mr. John Wisniewski, Esq. is representing the applicant. Mr. Wisniewski stated he wanted to give clarification to two things. Mr. Wisniewski stated Mr. Valetutto is referring to this application as a Major Subdivision because of the presents of John T.

O'Leary Blvd. However, that street has already been approved under the prior subdivision that was granted for Peron for their residential project so this would fall into a Minor Subdivision category because there is no new street being approved. Mr. Brewer stated they should speak to Mr. Valetutto regarding this point. Mr. Wisniewski stated his client has requested a Special Meeting for June 8th. The date has been granted for the Special Meeting. June 8th at 7 p.m. Mr. Brewer stated the applicant should add Minor and Major Subdivision to cover all basics with his notice.

Mr. Wisniewski stated the reason this is a co-joined application is because the piece of property they are taking from Peron is where there were going to be townhome units. They wanted to achieve a certain number of units on the remaining property so the application relocates in many cases to the right or left of the existing pods of units. They are reconfiguring some of their unit configurations on the far left side towards Frog Hollow and down towards the front near Broadway. This plan is not putting units where there were no units proposed only adding where there were three, there will be four, where there were five, it will be six. Peron wanted to achieve a certain minimum number of units on the remaining property.

Motion carried 2-0.

City Council Resolution referring an Ordinance to amend City Code to the Planning Board for its review and report to further define accessory buildings, including sheds, their permitted number and size requirement

Mr. Brewer stated we received a review letter from Mr. Valetutto and he has prepared a Resolution that the Board has had an opportunity to review. It makes three recommendations and it is Mr. Valetutto's opinion that the proposed ordinance is consistent with the City's Master Plan and makes three recommendations which will be added to the Board's resolution.

Chairman Wilday opened this matter to the public. Motion by Francis Mulvey, seconded by Richard Moran to close the public portion on this matter. Motion carried 8-0.

Motion by James Riehl, seconded by Richard Moran to accept the resolution with the inclusion of the three recommendations of the Planner. Motion carried 8-0.

Chairman Wilday opened the meeting to the public. Motion by Francis Mulvey, seconded by Peggy Scarillo to close the public portion. Motion carried 8-0.

Motion by Peggy Scarillo, seconded by Richard Moran to adjourn. All in favor.

Linda Garnett

