

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
AUGUST 24, 2011

Members present: Michael Wilday, Joseph Connors, Francis Mulvey, Mayor Henry, James Riehl, Richard Moran, Bette Leibowitz

Members absent: Thomas Kelly, Peggy Scarillo, Frank Milatta

Also present: Jason Valetutto, Planner; Brent Carney, 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 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 July 27th meeting. Motion carried 7-0.

Completeness Committee

Venetian Healthcare LLC

Due to the absence of the Committee Chairperson, Richard Moran will act as Chairman this evening.

Mr. Richard Rybak, attorney for the applicant. Mr. Rybak stated they have submitted application for Final Major Subdivision. They have been previously approved for Preliminary Major Subdivision. They are now addressing the engineer's comments and submitted the application for Final Major Subdivision. Mr. Rybak respectfully asked that the application be deemed complete tonight. Mr. Rybak asked that if the application is deemed complete, he would also respectfully request that at the next hearing on September 28th that the Board hear, vote and memorialized the same evening. Mr. Rybak stated they will work closely with the Board and Planner to make sure everything is done before the next meeting.

Motion by Richard Moran, seconded by Michael Wilday to deem the application complete and scheduled for a Public Hearing on September 28, 2011. Motion carried 2-0.

Christ Episcopal Church Application #321-11

Chairman Wilday questioned if the Board has jurisdiction on this application. Mr. Carney stated he would be happy to review the public notice. Mr. Carney stated it is his understanding that the date was incorrectly advertised. Reverend Campbell stated he doesn't have a copy of what was published, only the form that was sent to the newspaper. Chairman Wilday stated the newspaper stated the meeting was to be heard on Tuesday, August 23rd. Mr. Carney stated the application can not be heard and needs to be re-noticed and re-advertised for the next meeting.

Resolution # 7-2011 -Raritan Pointe Application #318-11

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

Resolution #8-2011 – Regarding Trailers

James Riehl asked that the request for a waiver be required to be request once and the request remains with that trailer for the life of the trailer oppose to requesting the waiver annually. Mayor Henry suggested that the City be informed annually if the trailer is still in use.

Motion by James Riehl, seconded by Richard Moran to approve the proposed ordinance with an amendment that the granted waiver does not need to be applied for each year, just notice the City that the trailer is in possession. Motion carried 7-0.

Chairman Wilday opened the meeting to the public. Motion by Richard Moran, seconded by Bette Leibowitz to close to the public. Motion carried 7-0.

Motion by James Riehl, seconded by Bette Leibowitz to adjourn. All in favor.

Linda Garnett