

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**SEPTEMBER 27, 2011**

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

Members absent: Thomas Kelly

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 as taken at this time.

Motion by Richard Moran, seconded by Bette Leibowitz to approve the Minutes of the August 24, 2011 meeting. Motion carried 7-0, 2 abstentions.

Completeness Committee

There are no new applications.

Venetian Healthcare LLC Application #319-11

Mr. John Wisniewski, Esq. will represent Venetian Healthcare LLC. They had received Preliminary and Final Site Plan Approval on June 22, 2011 but only Preliminary Subdivision Approval on that date because of some additional technical items that had to be corrected in the subdivision plat. Mr. Wisniewski stated their engineer, Denis Keenan is present this evening should the Board have any questions.

Mr. Wisniewski stated they are on the agenda with the County Planning Board for Preliminary and Final Subdivision approval which is one of the last steps that has to happen before they can actually start having Woodmont do the environmental remediation. As soon as the remediation is done, they are estimating that to be somewhere in the November/December time frame, his client will be able to start driving piles for construction.

Mr. Wisniewski stated he has no problem with AJV Engineering report dated September 12, 2011 being part of the record. Mr. Valetutto stated his office has reviewed the application and the plans with a revision date through September 8, 2011. The plans are acceptable to his office and he recommends that the application can be approved.

Motion by Peggy Scarillo, seconded by Richard Moran to approve the Final Major Subdivision. Motion carried 9-0.

Mr. Valetutto stated he resolution and recommended some minor changes. The changes were discussed and made to the resolution.

Motion by James Riehl, seconded by Peggy Scarillo to accept the Resolution with the noted changes. Motion carried 9-0.

#### Christ Church Application #321-11

Mr. Brewer stated he spoke with the Board's secretary last week and she notified him that there were several procedural difficulties with the Notice that went out on this application. The Block was incorrect and the applicant did not get the entire list from the Tax assessor's Office although these items would not be fatal to the application. However, the newspaper Notice appeared eight days before this hearing and that was fatal, it has to appear at least ten days prior to the hearing. The applicant was advised that the Notice was insufficient and the Board would not be able to act on the application tonight.

Mr. Brewer stated the applicant will need to re-notice all the residences because they would need to be notified of the correct date.

Chairman Wilday opened the meeting to the public. There was no one from the public wishing to speak. Motion by Peggy Scarillo, seconded by Richard Moran to close the meeting to the public. Motion carried 9-0.

Motion by Frank Milatta, seconded by Peggy Scarillo to adjourn. All in favor.

Linda Garnett