

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
JUNE 27, 2012

Members present: Michael Wilday, Francis Mulvey, Peggy Scarillo, James Riehl, Richard Moran, Bette Leibowitz

Members absent: Thomas Kelly, Frank Milatta, Councilman Gross, Mayor Henry

Also present: Angelo Valetutto, P.E., P.P.; 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 for under "The Open Public Meeting Act of New Jersey" by advertisement.

Roll call was taken at this time.

Motion by James Riehl, seconded by Peggy Scarillo to accept the Minutes from the March 28, 2012 and May 23, 2012. Motion carried 5-0, 1 abstention.

Completeness Committee

City of South Amboy – Application # 328-12

Completeness Committee Chairman Richard Moran stated the application has been reviewed and deemed complete. Motion by Peggy Scarillo, seconded by Richard Moran to deem the application complete. Motion carried 2-0.

OOLD BUSINESS

City of South Amboy – Application #328-12

Mr. John R Lanza, Esq. presented the City of South Amboy. Mr. Lanza stated he is here this evening on a Minor Subdivision application. Mr. Lanza stated the appropriate notices have been submitted. Mr. Lanza stated this is a minor subdivision so that the City can construct Radford Ferry Road, the extension and also to add to the parking area on this particular lot which is the old Conrail property. When the City purchased this property, they purchased as a joint venture with our master developer, DEVCOR or

Jingoli and ultimately it was subdivision with parts of the lot being deeded to DEVCOR and part remaining in the City of South Amboy. The lower part of Block 161.02 Lot 25.08 is the DEVCOR property. Mr. Lanza showed the property line currently on the map and described the area the City will use for the roadway and another area that will be added to the parking. It is necessary for the City to do this because the grant requires that the City of South Amboy own the property that they develop. DEVCOR has consented to this application at no cost to the City. This plan has been submitted to the Board and is part of the application.

Mr. Lanza stated he agreed that Mr. Valetutto's report should be made part of the record. Mr. Lanza stated he plans on submitting a subdivision deed if approved.

Chairman Wilday opened this application to the public. Motion by Peggy Scarillo, seconded by James Riehl to close to the public. Motion carried by 6-0.

Motion by Peggy Scarillo, seconded by Bette Leibowitz to approve the application. Motion carried 6-0.

Resolution – Roberto and Judith Rodriguez Application #326-12

Motion by Peggy Scarillo, seconded by Bette Leibowitz to adopt the resolution. Motion carried 6-0.

Resolution – 234 First Street LLC Application #322-11

Motion by Peggy Scarillo, seconded by Bette Leibowitz to adopt the resolution. Motion carried 6-0.

Absolute Fitness NJ LLC - Application #327-12

Mr. Frederick Cowan, Esq. will represent the applicant. Mr. Cowan requested a waiver of the requirement that a short-hand reporter be present. Chairman Wilday granted the waiver. Mr. Cowan stated the application is to take existing space in the Gillette Warehouse Center at 603 Washington Avenue, Building 6, Unit A & B. The applicant would like to occupy Unit B, he proposes an all-purpose training facility. It is not a weight facility. It is not a typical gym. There will be no exterior changes except signage and there will be no structural changes interiorly except the installation of equipment.

Mr. Robert Esposito, of Long Branch and Angelo J. Valetutto P.E., P.P. were sworn in.

Mr. Valetutto stated he has prepared a report date June 13, 2012.

Mr. Esposito stated his clients come in to train. They have one-on-one clients and small group clients for an hour. Some clients come for sports, others for weight. They have a multitude of clients that come for various reasons. It is not a tradition gym-type facility, clients come to train only. The hours are 6 a.m. to 9 p.m., Monday to Friday, 8 a.m. to 1

p.m. Saturday and Sunday. The maximum number of clients per hour is ten. There are two employees, himself and his partner, Jerry Andrews.

The applicant will occupy building 6B which is 5760 sf. There are eight parking spaces across from the entrance and along the row there are around 25 to 30 parking spaces.

Mr. Esposito will replace the existing signage on the door and on the main sign at the entrance to the site.

Currently, Building 6A is empty.

They propose to use free weights and a rack system that is attached to the wall. They do not use a ton of equipment like a traditional gym, they use the space for training and no outdoor training. The two partners are CPR certified.

Chairman Wilday opened the application to the public. Motion by Bette Leibowitz, seconded by James Riehl to close to the public.

Motion by James Riehl, seconded by Peggy Scarillo to accept the application. Motion carried 6-0.

Chairman Wilday opened the meeting to the public. There was no public wishing to speak. Motion Bette Leibowitz, seconded by James Riehl to close to the public. Motion carried 6-0.

The date of the September meeting has been changed to Monday, September 24th.

Motion by Bette Leibowitz, seconded by Richard Moran to adjourn. Motion carried 6-0.

Linda Garnett