

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
MARCH 27, 2013

Members present: Michael Wilday, James Riehl, Mayor Henry, Councilwoman Dato, Thomas Kelly, Frank Milatta, Richard Moran, Francis Mulvey, Peggy Scarillo, Darcy McCabe-Brew, Robert Paulukiewicz

Members absent: Bette Leibowitz

Also present: Angelo Valetutto, P.P., P.E.; 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 Peggy Scarillo, seconded by James Riehl to accept the Minutes from the January 8th, January 23rd Regular Meeting and January 23rd Re-Organization Meeting Minutes. Motion carried 7-0, 2 abstentions, one abstention from the January 8th meeting only. The Minutes of the March 27th meeting will be carried until the next meeting.

COMPLETENESS COMMITTEE

Theresa Bielak Application #333-13

Completeness Committee Chairman Richard Moran stated based on correspondence from Mr. Valetutto of March 25th, he motioned that the application be deemed completed. Motion seconded by Peggy Scarillo. Motion carried 3-0.

Resolution – A&G Enterprice, LLC Application #330-13

Motion by Richard Moran to accept the resolution. There was no second to the motion. The resolution will be carried to the next meeting or until the transcript is received from the applicant's attorney.

Resolution – South Amboy Real Estate Development Group LLC – Application #331-13

Motion by Richard Moran, seconded by James Riehl to approved the resolution. Motion carried 4-0, 3 abstentions.

Resolution – Appointing of Planner

Motion by James Riehl, seconded by Richard Moran to appoint AJV Engineering as the Board's Planner for 2013. Motion carried 9-0.

Lillian Applegate Application #332-13

(See transcript)

Informal Hearing – Southeast Sayreville

Mr. Ron Shimanowitz will represent the applicant, Mr. Ralph Mocci. Mr. Shimanowitz stated the property is located in Block 151, Lot 18 at Main Street and Raritan Street. They are before us tonight for an informal review and they recognize it is not binding on the applicant or the Board. They are here to get the Board's feedback and direction. It is located in the M-1 zone. They are proposing a site plan that includes 6,375 sq. ft. of retail space and two new apartment buildings each with 24 units. They will be three-story buildings.

There are two individuals present with Mr. Shimanowitz, William Lund and Ralph Mocci.

Mr. William Lund stated the applicant received an approval from the Planning Board in the past to construct two industrial buildings on the property. The project was never done, there was a question about sewer tie-in and the ability to meet the town's requirements regarding the sewer tie-in. Mr. Lund stated he understands that has been resolved now, they have sewer available to them. It is a non-conforming use that they are proposing. They drew it up with the intention that this property could be declared a redevelopment zone and they proposed something that they thought would be compatability with the residential on Raritan Street.

They propose a retail building on the Main Street end of the property with access off of Main Street, a parking lot behind that, two residential buildings, three-story with 24-unit per building. There will be eight apartments per floor made up of half one-bedroom and half two-bedroom units and a parking lot on the other end of the property. Each parking lot would service one building.

The portion of the property that will be residential has a density of 25 units per acre. If it was a redevelopment zone, the redevelopment ordinance would set that density but they feel this is a good density for this area.

The retail use in front of the property would be compatible with the area because of the 200 so homes down Raritan Street that are semi isolated from the rest of the town. Mr. Lund

feels the residential use instead of the industrial use would be a benefit to the area. A small retail use at the corner would also benefit the surrounding properties.

The square footage of each floor is 9,000. Mr. Lund showed a rendering of what the buildings will look like. There will be two entrances. Each building has an entrance in the front and one on either side. There will be an elevator in each building.

Mr. Lund stated there is a sanitary pumping station near this area with a force main out of the pumping station that goes up and through their site and discharges into Sayreville. With this application, they will be providing a gravity sewer connection to the recently installed sewer line available to them on Main Street and they could intercept the force main on Raritan Street and tie it into the gravity sewer and perhaps eliminate the discharge into Sayreville at that particular point.

The price point for the apartments are \$1400 for the two-bedrooms and \$1100 for the one-bedroom. They will all have separate utilities, their own water, electric, and gas. The units will have wall-to-wall carpets, ceramic tile, washer and dryers, with upscale lobbies, crown moldings and column. Mr. Mocci stated this project was never built because the pumping station could never handle this project, it was inadequate for years. It's been on a sewer moratorium. They intend to bring the gravity line up and all they have to do is disconnect the pumping station gravity feed and they can get rid of that pumping station. The City will not have to worry about maintaining it any longer, it is a benefit to the City.

Mr. Mocci stated originally the homes in the neighborhood were not there, since they have been built, this project will compliment the neighborhood. The commercial will service the neighborhood but not affect anything in town. It will compliment also all the proposed development in Sayreville as well.

Mr. Lund stated the requirements are 1.8 spaces for a one-bedroom and 2 spaces for a two-bedroom unit which they are proposing. The retail will provide 1 space per 300 sq. footage. Mr. Valetutto stated the applicant will need to decide if they are going to apply for a use variance or seek a redevelopment zone.

Mr. Valetutto stated with regard to retail, there is a concern that retail uses in this area might detract from downtown Broadway with the exception that it is just one particular tenant, and if it is one tenant, like a QuikChek or convenient store and not a split use, then he does not see a 6000sq.ft. retail use affecting any business on Broadway. Mr. Mocci stated they are looking for QuikChek or other type of convenient store. Mr. Mocci stated this will compliment the neighborhood.

Mr. Riehl stated density is a big issue on his part. He feels in the past we have gone to seventeen per acre and at that point he thought that was extreme. The number we are at right now, he has a hard time with that number. Chairman Wilday stated he is in

agreement with that comment as well as numerous Board members. Mr. Riehl stated the 17 per acre is a ballpark number, should be close to previous approvals.

Mr. Shimanwitz thanked the Board for their time.

Chairman Wilday opened the meeting to the public. Motion by Peggy Scarillo, seconded by James Riehl to close the public portion. Motion carried 9-0.

Motion by Peggy Scarillo, seconded by James Riehl to adjourn. All in favor.

Linda Garnett