

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
MARCH 26, 2014

Members present: Michael Wilday, James Riehl, Mayor Henry, Councilwoman Noble, Thomas Kelly, Frank Milatta, Richard Moran, Francis Mulvey, Peggy Scarillo, Robert Paulukiewicz

Members absent: Bette Leibowitz, Darcy McCabe-Brew

Also resented: Angelo Valetutto, P.E., P.P.; Andrew Brewer, Esq.

Meeting was called to order by Chairman Wilday followed by the salute to the Flag.

Roll call was taken at this time.

Chairman Wilday stated adequate notice of this meeting has been provided under "The Open Public Meeting Act of New Jersey" by advertisement.

Motion by Richard Moran, seconded by Peggy Scarillo to accept the Minutes from the previous meeting and the 2014 Re-Organization Meeting. Motion carried 9-0.

Completeness Committee

Completeness Committee Vice-Chair Peggy Scarillo stated that Application #342-14 has been reviewed and deemed complete subject to the requirements listed in the AJV Engineering correspondence of March 18, 2014. Application #343-14 has been deemed complete subject to the requirements listed in the AJV Engineering correspondence on March 18, 2014. Application #344-14 has been deemed complete subject to the requirements listed in the AJV Engineering correspondence dated March 24, 2014. Application #254-14 has been reviewed and deemed completed subject to the requirements in the AJV Engineering correspondence dated March 21, 2014. Motion by Peggy Scarillo, seconded by Richard Moran to deem the applications complete. Motion carried 3-0.

Resolution – Willwood Builders, Inc. Application #340-13

Motion by Peggy Scarillo, seconded by Richard Moran to accept the resolution as written.
Motion carried 7-0, 2 abstentions.

Resolution – David Yung Application #341-13

Motion by Peggy Scarillo, seconded by Richard Moran to adopt the resolution as written.
Motion carried 9-0.

Lenahan Resolution

Mr. Valetutto stated his office prepared a report dated March 18, 2014 in accordance to the Board's discussions at their previous meeting. Mr. Valetutto stated our Board would recommend that the requirements that the Board put in the form of a resolution being forwarded to the Borough of Sayreville is the removal/replacement of all concrete curbs and sidewalks along the property frontage along Conlogue Avenue, the installation of the non-slid pads meeting the current ADA standards for barrier free standards for the cross walk across Conlogue Avenue and installation of foundation plantings along the building façade facing Conlogue Avenue and the planting of one street tree. Mr. Valetutto stated he would like to include that we adopt the resolution and in that resolution we adopt that we have considered and reviewed both the plans and the Borough of Sayreville resolution and we believe there is no need for a public hearing before this Board due to the nature of the application as it affects the City of South Amboy. However, we do ask that the three items in his review letter be included in the Sayreville resolution to ensure that they are followed through. Motion by James Riehl, seconded by Francis Mulvey to make a resolution adopting Mr. Valetutto's concerns and a resolution would be in this Board's best interest in regards to this matter. Motion carried 9-0. Mr. Riehl stated his proposal is for a resolution written by our Attorney's office encompassing all the comments from Mr. Valetutto and his letter. Also, it is the Board's opinion that a public meeting is not necessary.

Update On Revised Board Forms

Mr. Valetutto stated we have begun the process. Mr. Valetutto stated at the April meeting he will have a draft of the revised application and completeness forms. The Board members can review and comment.

Informal Hearing – Woodmont Properties

Mr. Santola stated the first redevelopment agreement was dated in 2002 or 2003. Mr. Santola stated the prior uses at the site. Mr. Santola stated the developer has donated over ¾ of an acre for O'Leary Blvd. extension and basin, also close to 2 acres for the YMCA.

They have the entire infrastructure in for the residential component of the property. They have been working diligently on marketing this project. Mr. Stanola explained how the site has been rehabilitated. Mr. Santola stated they are here to discuss some of their options.

Mr. Santola introduced Mr. Steve Vernecis who has been involved with this project.

Mr. Santola distributed a booklet to review with the Board members depicting other properties they have constructed in various communities. Mr. Santola described these other properties in some detail. The balance of the booklet describes what is being proposed for this site.

Mr. Santola stated they do not want to change the layout of the site. Eighty-six townhomes were approved. Prior 126 homes with three-bedrooms were approved for this site. They are proposing the same footprint, same garage structure, same set-up with 126 luxury rental homes all with two-bedrooms. Every home will have a garage. Mr. Santola showed the Board the look of the proposed home; they are preserving the hard work of 12 years ago when they finalized the look of the buildings with the box-bay windows, materials, front stoops, the street ordination along O'Leary Blvd. as well. They are open to conversations about color, brick, etc.

They are proposing 126 rental units.

Mr. Santola stated there will be 9' ceiling, some with tray ceilings in Master, granite counter tops, stainless steel appliances, in-home washer and dryer, tall shower and walk-in closet. There are two parking spaces, one in the driveway, one in the garage with guest parking around the site. All the units are pet friendly.

Mr. Santola showed the layout of the two units. The typical two-bedroom is about 1050 sq. ft. These units sizes are in Unit A, 1280 sq. ft. and in Unit B, 1320 sq. ft. These are much more sufficient than they normally build but this is what works in the footprint and the design that has already been approved and that they quite frankly really like. These units will be a bigger home but will work in a lot of ways.

Mr. Santola stated if these units were being sold, it could take 4 to 5 years to build and sell all units. This project will be built in less than a year.

Mr. Santola spoke to who will reside in this project. Through his spreadsheet, he described the income levels of their various properties.

The rental rates are from \$1800-1950 to start with a 2½% increase per year with an annual lease. There will be an on-site management 24/7. There will be an on-site office staffed with a manager, leasing agents and maintenance worker.

Mr. Riehl questioned density on usable acreage. Mr. Santola stated roughly 8 to 9 per acre. They are ready to construction. Mr. Vernecis stated they are about to have very shortly a RAO which took the place of the NFA for the ground work in regard to the soils. Mr. Vernecis explained all the work that has been done to date. They are about 90% built-out on their site work.

Mr. Paulukiewicz questioned what this project will do to traffic along South Broadway and O'Leary Blvd. Mr. Vernecis explained that the building will begin along South Broadway and that will be the first impression.

Mr. Milatta questioned ratables. Mr. Santola stated the impact would be, because this is a redevelopment zone, in a "for sale" community it is almost impossible to do a pilot. With rentals, it is perfect because it is based on the gross receipts, no expenses.

Mr. Santola explained in length how they will construct and their time frame for completion as well as where the utilities will be located in the buildings. Trash removal and signage will be discussed further at their next meeting.

Mr. Santola questioned a noise issue between apartments. Mr. Santola stated this is a huge issue. They have addressed this problem with materials that are used in the construction and will discuss at a future meeting.

The applicant would like to be placed on the agenda for the April 30th meeting.

Informal Hearing – Seth Yaroni

Mr. Yaroni is the contract purchaser for 234 First Street as well 170 North Broadway. Mr. Yaroni is well aware of the prior application for 234 First Street. Mr. Yaroni stated the main difference between his application and the prior application is that he is the contractor purchaser for 170 North Broadway which is an undersized lot, 44'x88' bordering the corner of First Street and North Broadway. Mr. Yaroni proposed that the lot can be used for 9 parking spaces to be used by the residents of 234 First Street.

Mr. Yaroni stated the building currently has three floors and he proposes to make it two floors with 12 studio apartments. In addition, he would like to propose that Stockton Street be extended as a one-way street up to Second Street to allow for angle parking to increase the parking in the area. He will also eliminate the loading dock to add another parking space. He would also like to request one designated space in front of the building so tenants can carry in their groceries, etc. easily into the building.

Mr. Yaroni stated the building was built in 1894 and he would like to maintain the look of the building with the large elongated windows, etc. Mr. Yaroni stated the units would be 500 sq. ft. Mr. Riehl stated this Board cannot grant the one-way on Stockton Street, that is the jurisdiction of the City Council. Mr. Riehl questioned how you keep non-residents out of the parking lot on Broadway. Mr. Yaroni stated the residents could have parking tags, if no tags are visible, the vehicle will be towed.

Mr. Valetutto stated with the consideration of a one-way street extension and the slight vacation of the street along the frontage to allow for six spaces, this 6 plus the 9 in the lot would give you 15. Mr. Valetutto's recommendation is to leave three spaces for off-loading so you're always at the 12, never less than 12.

Mr. Valetutto questioned Mr. Yaroni if he had an opportunity to review the transcripts. He informed the applicant that this was a neighborhood where a large number of residents came out regarding the prior application. Mr. Yaroni stated he is aware. Mr. Yaroni stated his office is located at 169 North Broadway and it was vacant for over three years because he could not find a tenant for a commercial use, so commercial in this building is not practical. Chairman Wilday suggested that Mr. Yaroni read the transcript of the meeting when 234 First Street came before the Board. Mr. Yaroni is limiting his application to two floors, 12 units which is eliminating bedrooms.

Mr. Valetutto stated any approval for the one-way street must be granted by the Mayor and City Council and they would look for approval of the application prior to them considering an approval for the one-way.

Mr. Yaroni stated the prior owner has no interest in this application and his contract with the seller is not subject to this approval.

Mr. Yaroni stated his maintenance staff of his prior approved project on Broadway will maintain this building.

Mr. Yaroni stated the rent will be around \$850 with high end features.

Mr. Kelly questioned if there are any flexibility in the amount of units. Mr. Yaroni stated the cost of 170 North Broadway was more than he expected, they were not motivated sellers.

Mr. Riehl stated his concern is density.

Chairman Wilday explained to Mr. Yaroni that he needs to be prepared if he should apply due to the opposition towards the prior applicant.

Mr. Mulvey questioned the tenants parking on the street oppose to using the designated parking lot. Mr. Kelly stated Mr. Yaroni could add to the lease that the tenants are required to park in the designated lot. Mr. Yaroni stated he can definitely put it in the lease but he cannot enforce it.

Mr. Yaroni stated the best he could do in reducing the number of units would be probably ten units. He will need to change a couple of the units to one-bedroom units instead of studio units

Chairman Wilday opened the meeting to the public. There was no public wishing to speak. Motion carried 9-0.

Mr. Valetutto reminded the Board that the April meeting will be held on April 30th, the fifth Wednesday of the month.

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

Linda Garnett