

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
APRIL 30, 2014

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

Members absent: James Riehl

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

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

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

Roll call was taken at this time.

Motion by Peggy Scarillo seconded by Richard Moran to accept the Minutes of the March 26, 2014 meeting. Motion carried 7-0.

Completeness Committee

Completeness Committee Chairman Richard Moran stated there are two applications before the Committee this evening. Applications #346-14 and #348-14 have been reviewed and deemed complete subject to the requirements listed in the AJV Engineering correspondence of April 8th and April 22nd, 2014. Motion by Richard Moran, seconded by Peggy Scarillo and carried 3-0.

Mr. Valetutto explained that there are two other items on the agenda for completeness. The Southeast Sayreville application was not submitted in time for this meeting and the Peron (Woodmont) applicant requested that the application not be reviewed by his office for completeness because there is some question that the use they are proposing on the property is one that is not permitted within the redevelopment zone. For that reason neither one of the two have any standing yet with the Board and that is why no action was taken by the Completeness Committee.

Joseph Madura – Application #344-14

Dr. Joseph Madura, 360 Main Street, South Amboy was sworn in. Dr. Madura stated he owns a 100'x100' piece of property on Cedar Street. Dr. Madura is looking to subdivide the lot into two

conforming 50'x50' lots. Mr. Valetutto stated the applicant should have received a copy of his report dated April 8th, 2014. Mr. Valetutto stated his recommendation is if the application is to be approved it would be subject to each lot being constructed for a single family dwelling which is the permitted use and within the footprint of what is permitted by the zone. Mr. Valetutto stated the reason we say that is, typically if someone comes in and they want to build a house or do an addition that is greater than is allowed, they say it's a hardship because the lot is undersized. What we need to insure in this case is that the lots are being created specifically to be conforming lots for both use and bulk. Mr. Madura agreed with Mr. Valetutto's report.

Chairman Wilday opened the application to the public.

Bernadette Connors, 310 Cedar Street, South Amboy. Mrs. Connors asked if the two single family homes will allow for off-street parking. Mr. Valetutto replied yes, most likely the requirement will be for a minimum of two spaces.

Motion by Peggy Scarillo, seconded by Richard Moran to close the public portion of this application. Motion carried 7-0.

Motion by Peggy Scarillo, seconded by Richard Moran to approve the subdivision subject to AJV Engineering report dated April 8, 2014. Motion carried 7-0.

Enterprise Electric Inc. – Application #342-14

Mr. Brewer stated the applicant requested that the application be carried to the May 28th meeting. They also requested that their notices be also carried. Mr. Brewer stated that we have not received their notices. Mr. Brewer stated if the notice is sufficient, it will be carried and no new notice is necessary. However, if the notice is not sufficient it will need to go out again.

Chairman Wilday questioned if there was anyone present for this application.

Mr. Thomas Vanni came forward. Mr. Vanni questioned when the applicant informed the Board that they would not be attending this evening. Mr. Vanni stated he had to take a vacation day and he could have gone to work. The secretary informed Mr. Vanni that she got the call between 3 and 3:30 p.m. after he spoke with her.

Angelica Medina and Jacqueline Kasai – Application #343-14

Mr. Joseph Bulman, attorney for the applicants, Blush Bar Makeup Studio, LLC. The applicants will have a retail sale of beauty products which is a permitted use, the issue tonight is the aspect of their business where they will conduct classes for the application of makeup.

Mr. Bulman reviewed and accepted Mr. Valetutto's review report of April 9, 2014.

Ms. Angelica Medina and Jacqueline Kasai were sworn in. Ms. Medina stated she and Ms. Kasai are the owners and they are leasing 112 South Broadway for the retail sales of makeup and perfume. The retail sales will be the primary business and in addition they will conduct workshops/classes for application of the beauty supplies that they will be selling. The classes will be conducted by the two applicants and one other person on a part time bases. There will be only two instructors at one time on site. Retail hours are from 10 a.m. to 4 p.m. and the classes will be held after hours in the evening from 6 to 9 p.m. Three times (Sept., Jan. and April) during the year day classes will be held for five week with an enrollment of 1 to 8 people with no more than 8 people. The classes are limited because of space and instructors.

Both applicants are presently employed and intend to continue to be employed outside of this business. The classes will be conducted on a part-time bases. The classes are important, they will sell the products and would instruct the proper way to apply the products. The classes are similar to the instructions you see in Macy's and other department stores.

The applicants feel this store will have a possible affect on the community because it would bring patrons to other businesses in the community as well as teach their clients how to apply the products.

The applicants have been in the beauty school industry for about eight years. The applicants stated the classes are important to their business. No nails will be included at this time. No licensing is required with the State of New Jersey.

Chairman Wilday opened this application to the public. Motion by Bette Leibowitz, seconded by Peggy Scarillo to close to the public. Motion carried

7-0.

Motion by Frank Milatta, seconded by Peggy Scarillo to approve the application. Motion carried 7-0.

(Transcript attached)

Hany Gemian and Samer Abdelmeseh Application #345-14

Mr. Hany Gemian was sworn in.

Mr. Valetutto stated he has prepared a report dated April 8th, 2014. Mr. Valetutto stated the front setback of his property is such that you are 12.6' off the road where 25' is required. The covered porch is roughly 8' off the property line so when you enclose it the setback will be based on the porch that he is enclosing, that is the reason why the applicant is here.

Mr. Gemian stated they were doing siding on the building when the hurricane came and a lot of water went into the basement so they wanted to close it in so the water doesn't come in again. It will be nothing more than a seating area. He currently has an enclosed side porch on his property.

Mr. Gemian stated he can park two cars in his driveway, stacked. Mr. Valetutto stated the shed appears to be slightly over the property line. The shed should be three feet off the property line. The shed will remain regardless if this application is approved or denied. Mr. Valetutto stated the adjoining property owner would be the only one affected by the shed.

Mr. Kelly asked how long he has owned the property. Mr. Gemian stated since 2001. Mr. Gemian stated he placed the shed on the site, the driveway was existing when he purchased the home. Mr. Gemian stated he will enclose the porch with three windows and siding, two in the front, one on the side. Mr. Kelly stated that the shed should be moved to the 3 feet off the property line. Mr. Gemian stated that would not be a problem.

Chairman Wilday opened the application to the public. Motion by Peggy Scarillo, seconded by Richard Moran to close the public portion of the application.

Motion by Thomas Kelly, seconded by Richard Moran to approve the application subject to the shed being relocated to the required three foot setback from the property line and that the enclosure of the porch is going contain at least 40% glazing (windows). Motion carried 7-0.

(Transcript attached)

First Pointe, LLC – Application #348-14

(Transcript attached)

Application Forms

Mr. Valetutto stated the application forms have been revised. Mr. Valetutto asked that the Board Members review the packet and at the next meeting discuss any changes.

Peron Application

Mr. Brewer stated a question arose as to whether the type of construction is permitted. Mr. Brewer met with Steve Santola, one of the Counsels for the applicant and discussed this issue. Mr. Santola stated their planner would get something in writing to Mr. Brewer prior to this meeting as well as something from the South Amboy Redevelopment Agency and to date he has not received anything. Mr. Brewer stated the application cannot be deemed complete until

we get more information to determine if it is a permitted use in the zone. The applicant will need to re-notice and re-advertise.

Chairman Wilday opened the meeting to the public. There was no public wishing to speak. Motion by Peggy Scarillo, seconded by Richard Moran to close the public portion of the meeting. Motion carried 7-0.

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

Linda Garnett