



PLANNING/ZONING BOARD AGENDA

MEETING DATE: February 24, 2021

**Executive Session: 6:30PM
Business Meeting: 7:00 PM**

MEETING CALLED TO ORDER

STATEMENT of ADEQUATE NOTICE

Adequate notice of this meeting has been provided under “The Open Public Meeting Act of New Jersey” by advertisement published in the Home News Tribune, on the City of South Amboy Planning/Zoning Board website, and by posting on the information board at City Hall.

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING: January 27, 2021

ITEMS of BUSINESS

RESOLUTION

Historic Designation of Independence Firehouse

COMPLETENESS COMMITTEE

Application: 416-21

Applicant: HBD South Amboy, LLC Attorney: Mark S. Rothman, Esq.

Street Address of Property: 139 Rosewell Street

Block: 161.02 Lots: 21 & 22 Zone: R-2

Application Type: Site Plan Approval

Application: 417-21

Applicant: Manhattan Beach Phase I Urban Renewal, LLC

Attorney: Jason R. Tuvel, Esq. / Prime & Tuvel

Street Address of Property: Rosewell Street

Block: 161.02 Lots: 21, 23,24,& 24.01 Zone: M-1

Application Type: Preliminary Major Site Plan

Bulk Variance (“C” Variance)

Bulk Variance (“D” Variance) and Deviation

APPLICATIONS

Application: 411-20

Applicant: Center SA, LLC Attorney: Kenneth L. Pape

Street Address of Property: 536 Center Street

Block: 136 Lot: 1 Zone: RA

Application Type: Preliminary Major Site Plan, Final Major Site Plan, Bulk Variance (“C” Variance) and Use Variance (“D” Variance)

Date deemed complete: August 26, 2020

120-day decision date:

Application: 408-20
Applicant: Brian Vallee, Ken Barton, & Charnie Stein
Attorney: Salvatore Alfieri, Esq. Street Address of Property: 167 N. Broadway
Block: 47 Lot: 19 Zone: RA
Application Type: Preliminary and Final Site Plan Bulk Variance
Date deemed complete: July 22, 2020 120-day decision date:

CORRESPONDENCE

DISCUSSION

PUBLIC SESSION

NEXT MEETING: March 24, 2021 at 7:00 pm (Virtual)

ADJOURNMENT

Please be advised that while City Hall is closed to the public, the Planning/Zoning Board will be conducting regularly scheduled meetings by remote access in accordance with the requirements set forth by the Governor of the State of New Jersey.
To participate in this meeting by computer, tablet, or smartphone, click on the following meeting link, or go to gotomeeting.com and enter the meeting ID:

Planning Board Meeting
Wed, Feb 24, 2021 7:00 PM - 11:00 PM (EST)

Please join this meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/324011813>

You can also dial in using your phone.
United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 324-011-813
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/324011813>

If you do not already have the software, it will download automatically, and you will be placed into the meeting. *No password is needed.* Additional assistance can be found at:
<https://www.gotomeeting.com/meeting/resources/gotomeeting-quick-and-helpful-guide-for-attendees>

Meeting materials are also available on the City of South Amboy Planning/Zoning Board link:
<http://www.southamboynj.gov/Departments/board-planning-zoning>

