



PLANNING/ZONING BOARD AGENDA

MEETING DATE: March 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: February 24, 2021

ITEMS of BUSINESS

ANNOUNCEMENT of APPLICATIONS CARRIED

Application: 408-20

Applicant: Brian Vallee, Ken Barton, & Charnie Stein

Attorney: Salvatore Alfieri, Esq. Street Address of Property: 167 N. Broadway

Block: 47 Lot: 16 Zone: Broadway – Main Street Redevelopment Area

Application Type: Preliminary and Final Site Plan with Deviations

Date deemed complete: July 22, 2020

120- day decision date:

Carried to: April 28, 2021

Re-noticing required: No

COMPLETENESS COMMITTEE

Application: 391-18 A

Applicant: Metaline Products Company, Inc. Attorney: Thomas E. Downs, Esq.

Street Address of Property: 101 N. Feltus Street

Block: 71

Lot: 19

Zone: RA

Application Type: Amended Board Approval

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: RM

Application Type: Preliminary Major Site Plan Approval with Bulk Variances (“C” Variance)

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: Beach Club District Redevelopment Area
Application Type: Preliminary Major Site Plan

APPLICATIONS

Application: 415-20
Applicant: Helen-S Remodeling, LLC. Attorney: Thomas E. Downs, Esq.
Street Address of Property: 415 Main Street
Block: 69 Lot: 1 Zone: RA
Application Type: Bulk Variance (“C” Variance)
Date deemed conditionally complete: December 17, 2020

Application: 414-20
Applicant: Brian McGuinness Attorney: Thomas E. Downs, Esq.
Street Address of Property: 116-118 David Street
Block: 10 Lot: 39 Zone: RA
Application Type: Site Plan Approval, Bulk Variance (“C” Variance), Use Variance (“D” Variance)
Date deemed conditionally complete: December 17, 2020

CORRESPONDENCE

DISCUSSION

PUBLIC SESSION

NEXT MEETING: April 28, 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, Mar 24, 2021 7:00 PM - 12:00 AM (EDT)

Please join this meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/166191301>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 166-191-301

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<https://global.gotomeeting.com/install/166191301>

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>