



PLANNING/ZONING BOARD AGENDA

MEETING DATE: April 28, 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: March 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: May 26, 2021

Re-noticing required: No

COMPLETENESS COMMITTEE

Application: 412-20

Applicant: Johnrose FM, LLC Attorney: Kenneth Pape Esq.

Street Address of Property: 3630 and 3640 Highway 35

Block: 90

Lots: 3&6

Zone: B-2

Application Type: Site Plan Approval

Application: 418-21

Applicant: Huiwen Yu

Attorney: No Attorney

Street Address of Property: 23 Lighthouse Drive

Block: 166 Lot: 4

Zone: Southern Waterfront Redevelopment Area

Application Type: Deviation

APPLICATIONS Continued Hearing

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

APPLICATIONS Hearing

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)
Date deemed conditionally complete: March 24, 2021

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
Date deemed conditionally complete: March 24, 2021

CORRESPONDENCE

DISCUSSION –

- Referral from Mayor and Council –Historic Preservation Action.
- Reconsideration of Application

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:

PUBLIC SESSION

NEXT MEETING: May 26, 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](https://www.gotomeeting.com) and enter the meeting ID:

City of South Amboy

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

<https://www.gotomeet.me/CityOfSouthAmboy>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 426-575-773

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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>