

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
FEBRUARY 22, 2017

Members present: Robert Paulukiewicz, Thomas Kelly, Mayor Henry, Councilman Thomas Reilly, Holly Hughes, Francis Mulvey, Darcy McCabe-Brew, Richard Moran, Frank Milatta, Mary Szaro

Also present: Angelo Valetutto, P.P., Jason Valetutto, P.P., James Stahl, Esq.

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

Chairman Paulukiewicz 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 Richard Moran, seconded by Thomas Kelly to accept the Minutes of the January 25, 2017 Reorganization meeting. Motion carried 10-0, 0 abstentions.

Motion by Richard Moran, seconded by Thomas Kelly to accept the Minutes of the January 25, 2017 meeting. Motion carried 9-0, 1 abstention.

Chairman Paulukiewicz reviewed the evening's agenda.

Resolutions – 2017 Planning Board Professionals and Newspaper

Motion by Richard Moran, seconded by Darcy McCabe-Brew to accept the resolution appointing Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C. as Board Attorney as written. Motion carried 10-0, 0 abstentions.

Motion by Richard Moran, seconded by Thomas Kelly to accept the resolution appointing AJV Engineering, Inc. as Board Planner as written. Motion carried 10-0, 0 abstentions.

Motion by Richard Moran, seconded by Councilman Reilly to accept the resolution appointing The Home News Tribune as Board Newspaper as written. Motion carried 10-0, 0 abstentions.

Completeness Committee

Completeness Committee Member Darcy McCabe-Brew stated that the Committee was in receipt of two letters from AJV Engineering – one dated February 15, 2017 regarding Application # 371-17 and one dated February 8, 2017 regarding Application # 372-17. Both

applications were deemed incomplete due to excessive deficiencies listed in the stated letters. There was no motion at this time.

Angelo Valetutto said that both Applications would remain on the Agenda so that hopefully the Applicants would submit the necessary information and so that they can be deemed complete at the next meeting.

Rafal Maciag – Application # 370-16

Chairman Paulukiewicz introduced the Application and confirmed that all noticing and advertising was sufficient. Applicant, Rafal Maciag, was sworn in representing himself. He said he has demolished the old dwelling and is building a new three story, four bedroom, three bathroom 32X35 foot house at 105 August Street with a two-car garage according to the FEMA regulations. He plans to live in the house.

Angelo Valetutto asked Mr. Maciag to confirm receipt of a report from AJV Engineering dated January 12, 2017 for the record. Mr. Maciag confirmed and agreed to comply to all points in the letter.

Mr. Valetutto confirmed that everything Mr. Maciag said is correct and that the only reason he needed to appear before the Board is that the size of the property is 50 X 90 or 4,500 square feet, the requirement by the City in the RA Zone is 50 X 100 or 5,000 square feet. The adjoining properties are all built up and the applicant doesn't have the ability to add the 5 feet necessary to make his lot comply with City regulations. Mr. Maciag agreed.

Mr. Valetutto further stated that if the applicant is granted approval, his next step will be to get plot plan approval from the City Engineer which will require a surveyor to take the elevation and grading. Mr. Valetutto then provided guidance to the applicant regarding flood elevations. The current flood elevation is 14 and the applicant is at 19. If it was raised by another foot, the applicant's flood would be at .2 percent. That one foot difference may greatly influence the applicant's flood insurance. Mr. Valetutto counseled the applicant to check with his insurance agent and architect.

Mr. Valetutto clarified that the board would be approving bulk variances for an undersized lot. It would be lot area and lot depth.

Thomas Kelly said that the existing house did have four variances. This application is only for one so this application is removing three variances from the lot which is an improvement in the neighborhood. He advised the applicant that he has to watch the height of the building. If he will look to elevate to 100 BFE, he'll probably have to reduce the pitch of the roof.

Mr. Kelly informed that the national flood insurance program requires every structure that is located in a flood plane to have flood insurance unless you own the property outright.

Chairman Paulukiewicz then opened the application to the public. There were no public comments.

Motion by Richard Moran, seconded by Frank Milatta to close the public portion of this application. Motion carried 10 – 0, 0 abstentions.

Mr. Kelly asked Mr. Valetutto if there is an issue with the curb depression relative to the two-car garage. Mr. Valetutto said that there were no issues.

Motion by Frank Milatta, seconded by Richard Moran to approve the application subject to all of the conditions set forth in the letter from AJV Engineering dated January 12, 2017 as well as all comments and testimony presented this evening. Motion carried 10 – 0, 0 abstentions.

Chairman Paulukiewicz then called for a brief recess. Roll Call was taken when the meeting reconvened. All members and professionals present.

Chairman Paulukiewicz then introduced McKinley Mertz and Natalie Sutherland from Heyer, Gruel & Associates, who led the Public Session, “Shaping the City’s Master Plan.”

(See attached transcript.)

Chairman Paulukiewicz opened the meeting to the public.

Nancy McLaughlin of 347 George Street and Don Applegate of 304 Fourth Street addressed the Board.

(See attached transcript.)

Motion by Richard Moran, seconded by Darcy McCabe Brew to close the public portion of the meeting. Motion carried 10-0, 0 abstentions.

Chairman Paulukiewicz announced that the next Planning Board meeting would be held on Wednesday, April February 26 at 7pm.

Motion by Richard Moran, seconded by Darcy McCabe-Brew to adjourn. All in favor.

Stacey Kennedy