

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**APRIL 26, 2017**

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

Members absent: Councilman Thomas Reilly, Francis Mulvey

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 Holly Hughes to accept the Minutes of the March 22, 2017 meeting. Motion carried 7-0, 1 abstention.

Chairman Paulukiewicz reviewed the evening's agenda.

**Completeness Committee**

Completeness Committee Holly Hughes stated that the Committee was in receipt of a letter from AJV Engineering dated April 18 regarding Application # 374-17 that includes a recommendation for completeness based on the conditions set forth in the correspondence.

Motion by Holly Hughes, seconded by Darcy McCabe-Brew, to accept the recommendation of completeness for Application # 374-17, 611 Bordentown Avenue, LLC. Motion carried 2-0, 0 abstentions.

Holly Hughes then stated that the Committee was in receipt of a letter from AJV Engineering dated April 5, 2017 regarding Application # 331-13 that include recommendations for completeness based on the conditions set forth in the correspondence.

Motion by Darcy McCabe-Brew, seconded by Holly Hughes, to accept the recommendation of completeness for Application # 331-13, Bayside at South Amboy, LLC. Motion carried 2-0, 0 abstentions.

**Lighthouse Bay Recreation Association – Application # 371-17**

Application hearing was postponed to the May 2017 Planning Board meeting due to deficiencies in mailing to the 200 foot list.

Tim Noble – Application #373-17

Tim Noble, property owner at 319 George Street, and Robert Downey, licensed contractor, detailed private home renovations inclusive of an addition with basement, second story addition and removal and expansion of a wood deck. Application was approved

Bayside at South Amboy – Application # 331-13

Michael Gotlieb, developer for Bayside at South Amboy, Ethan Oglevee, sales manager for Ryan Homes, Brad Messenger, market manager for Ryan Homes and Jeff Weinflash from Bayside at South Amboy detailed for the Board their desire to convert ten of their townhome units from two-bedroom units into three-bedroom units. The informal hearing also included a request that the Board provide an Administrative Approval for amendment to the existing approval. The request was denied and the Applicant was given instruction for how they could apply to be deemed complete and heard at the May 24, 2017 meeting.

Correspondence

Angelo Valetutto informed the Board that he was in receipt of correspondence from a company that is doing a waterfront development application. They are going to be changing the Raritan River railroad bridge and the first thing is that AT&T wants to relocate their lines below the river. The Board was noticed by virtue of the City's proximity to the work.

Chairman Paulukiewicz then opened the application to the public. With no public wishing to speak, Chairman Paulukiewicz called for a Motion to Close the Public portion of the meeting.

Motion by Richard Moran, seconded by Thomas Kelly to close the public portion of the meeting. Motion carried 9-0, 0 abstentions.

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

Motion by Richard Moran, seconded by Thomas Kelly to adjourn. All in favor.

Stacey Kennedy