

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**June 28, 2017**

Members present: Robert Paulukiewicz, Mayor Henry, Holly Hughes, Mary Szaro, Tim Armbrecht, George Baranowski

Members absent: Thomas Kelly, Councilman Thomas Reilly, Richard Moran, Francis Mulvey, Darcy McCabe-Brew

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

Prior to the start of the meeting, the Board accepted Frank Milatta's resignation. Mary Szaro was sworn in by Jim Stahl, Esq as a Planning Board committee member replacing Frank Milatta.

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 Mayor Henry, seconded by Mary Szaro to accept the Minutes of the April 26, 2017 meeting. Motion carried 6-0, no abstentions.

Motion by Mayor Henry, seconded by Mary Szaro to accept the Minutes of the May 31, 2017 meeting. Motion carried 6-0, no abstentions.

Chairman Paulukiewicz reviewed the evening's agenda.

**Resolutions**

**Lighthouse Bay, Application # 371-17.** Motion by Mayor Henry, seconded by Mary Szaro to accept the resolution as written. Motion carried 5-0, 1 abstention.

**Ken Amboy, LLC Application #304-07.** Peter Klouser, Esq spoke on behalf of this applicant and requested a one-year extension through June 30, 2018, referencing the Permit Extensions Act, for Major Site Plan and Major Subdivision. Mr. Klouser testified that this extension is necessary to complete the sales transaction and enable the contract purchaser to develop the premises. Mr. Klouser reaffirmed that the zoning remains unchanged and pursuant to the South Amboy redevelopment ordinance. Motion by Mayor Henry, seconded by Holly Hughes to accept the one year extension request. Motion carried 6-0, 0 abstentions.

### Completeness Committee

Completeness committee member Holly Hughes stated that she was in receipt of a letter from AJV Engineering dated 6/09/2017 regarding Application #372-17, Marth Battle, recommending completeness.

Motion by Holly Hughes, seconded by Chairman Paulukiewicz, to accept the recommendation of completeness for Application # 372-17, Martha Battle. Motion carried 2-0, 0 abstentions.

Completeness committee member Holly Hughes stated that she was in receipt of a letter from AJV Engineering dated 6/21/2017 for Application #379-17 Devimy Equities, LLC recommendation for completeness based on the conditions set forth in the correspondence.

Motion by Holly Hughes, seconded by Chairman Paulukiewicz, to accept the recommendation of completeness for Application # 379-17 Devimy Equities, LLC. Motion carried 2-0, 0 abstentions.

Completeness Committee Member Holly Hughes stated that Application # 377-17 for 401 South Pine Ave., LLC remains incomplete.

Motion by Holly Hughes, seconded by Chairman Paulukiewicz to accept the recommendations of incomplete for the application. Motion carried 2-0, 0 abstentions.

### James & Lisa Bateh, Application#375-17

Jason recused recused himself given that he was noticed for the James & Lisa Bateh Application.

Chairman Paulukiewicz introduced the Application and confirmed that all noticing and advertising was sufficient. Applicants, James and Lisa Bateh were sworn in representing themselves. Mr. Bateh conveyed his intent to extend the existing deck alongside of his house. This extension would add an additional 176 square feet (11' X 16') and will adjoin the existing rear deck along its southerly edge. Due to the bend in the rear property line, the expanded rear deck will create a rear yard setback that varies from 12' to 14'. Construction of the rear deck should match the existing deck and remain compliant with the Southern Waterfront Standards for materials used in the construction. Mr. Bateh acknowledged the correspondence letter dated June 7, 2017 from AJV Engineering and agreed to abide by the recommendations described in that correspondence and all testimony presented at this meeting.

Chairman Paulukiewicz then opened the application to the public. There were no public comments. Motion by Mayor Henry seconded by Holly Hughes to close public

Motion by Holly Hughes, seconded by Mary Szaro to accept the application subject to all of the conditions set forth in the letter from AJV Engineering dated June 7, 2017 as well as all comments and testimony presented this evening. Motion carried 6-0, 0 abstentions.

M&S, 310 Elm, Application #376-17

Application did not meet the requirements for completeness for application

Krystof Wisnik, Application #378-17

Application not meet the requirements for completeness for application

611 Bordentown - Application #374-17

The hearing for this was continued to the next meeting on July 26, 2017 planning board. No further notice required.

Adoption of Resolution - Historical Preservation #10-2017 Motion by Mary Szaro, seconded by Holly Hughes to accept the resolution as written. Motion carried 6-0, 0 abstentions.

Correspondence

Jason Valetutto stated he was in receipt of the Freshwater Wetlands Application Notification Letter to notify this committee of the intent of PSE&G to conduct work in this area. They have a general permit of authorization. The proposed activities will include the installation of new natural gas distribution mains in public Right-of-Way(ROW) within PSE&G's Natural Gas Service Area. Jason informed the committee that no further action is necessary on the part of the committee as this was intended for informational purposes only.

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 Mayor Henry, seconded by Holly Hughes to close the public portion of the meeting. Motion carried 6-0, 0 abstentions.

Chairman Paulukiewicz announced that the next Planning Board meeting would be held on Wednesday, July 26, 2017 at 7:00pm.

Motion by Mayor Henry, seconded by Holly Hughes to adjourn. All in favor.

Kathy Kudelka