

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
August 23, 2017

Members present: Robert Paulukiewicz, Mayor Henry, Councilman Thomas Reilly, Darcy McCabe-Brew, Holly Hughes, Richard Moran, Mary Szaro, Tim Armbrecht, George Baranowski

Members absent: Thomas Kelly, Francis Mulvey

Also present: Angelo Valetutto P. E., P.P., James E. Stahl, Esq., Peter Vignuolo, 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 Darcy McCabe-Brew to accept the Minutes of the July 26, 2017 meeting. Motion carried 9-0; 0 abstentions.

Chairman Paulukiewicz reviewed the evening's agenda.

Angelo Valetutto, P. P. announced that the application #379-17, Devimy Equities, LLC would not be heard tonight as the application will be presenting at the South Amboy Redevelopment Meeting on September 7, 2017. The attorney for Devimy Equities, LLC provided a letter to requesting that the application be carried to next month and no further notice be required.

James Stahl announced that in regards to M&S 310 Elm Street, application # 376-17, that this would be the last extension granted. If this applicant failed to be heard at the next meeting, their application would be withdrawn without prejudice.

Motion to carry by Richard Moran, seconded by Darcy McCabe-Brew to carry the application for one month. Motion carried 9-0, 0 abstentions.

Resolutions

Krzysztof Wisnik Application #378-17. Motion by Richard Moran, seconded by Mary Szaro to accept the resolution as written. Motion carried 9-0, 0 abstentions.

Applications

611 Bordentown, Application #374-17

Chairman Paulukiewicz reminded the residents and the Board that testimony by the professionals of 611 Bordentown Ave, LLC and public session were both previously closed. The only business was to vote on the application. Angelo Valetutto reiterated the same and announced that this was a vote on use variance application.

Mayor Henry and Tom Reilly abstained. Peter Vignuolo, Esq. assumed role as legal counsel as Jim Stahl recused himself.

Motion by Chairman Paulukiewicz to approve the application for 30 residential units with an ingress only to Parker Avenue and 30 parking spaces dedicated for public use, seconded by Darcy McCabe-Brew. Motion did not carry 4-3, resulting in a denial of the application.

Informal Application Hearing

Tonnelle Properties, LLC presented an informal application hearing for 312 Bordentown Avenue. Professionals that provided information on behalf of this application included: Thomas E. Downs, IV, Esq., Thomas E. Sheehan P.P. , A.I.C.P, and Shrinath J. Kotdawala P.E. of Kashi Consulting Company, Inc.

The property located at 312 Bordentown Avenue is an irregularly shaped one with a 75-foot street frontage that goes back 100' and then has an additional 100' X 100' in the rear with approximately 19,224 square feet in total. The applicant is wishing to divide this flag-lot property and build both a single-family residence at the front of the property and a 2-family home in the rear end of the property. Both homes would have similar design styles, would face Bordentown Avenue and would have separate driveways off Bordentown Avenue. The single family would have a two-car garage and the duplex in the rear would have a one car garage for each residence.

Residential structure proposed on the front lot is a 40' X 40' single family home. Thomas Sheehan stated that the applicant would be willing to reduce the structure to a conforming one and make it 36' X36' if the Board deems that necessary.

The second proposed dwelling located toward the rear of the property would be a 2800 square foot duplex with a front setback of 25 feet because of the irregularly shaped lot. The back area, where the duplex would reside, would require substantial grading per Angelo Valetutto.

Jim Stahl questioned about garbage pick-up, emergency access of fire trucks and where the location of the nearest fire hydrant is in regards to the proposed homes. Angelo Valetutto confirmed that the fire truck would not be able to turn around in the driveway but could back out onto Bordentown Avenue. Mr. Downs stated that additional information with regards to access of fire department personnel would be addressed at the next meeting. In addition, Mr. Sheehan would convey the location of the nearest

fire hydrant at a future presentation. Mr. Downs confirmed that bringing garbage to the curb would be the responsibility of the residents including the duplex who would have an extended driveway.

Thomas Sheehan stated that the proposed design of the duplex with respect to the location of the garages was to isolate noise. Mr. Sheehan further stated that the driveway was configured so that the residents of the family home could face forward pulling out of the driveway and not have to back out onto Bordentown Avenue.

Chairman Paulukiewicz and Holly Hughes questioned water drop-off. The majority of the water drop-off would be directed toward Bordentown & Stevens Ave as confirmed by both Thomas E. Downs IV, Esq and Shrinath J. Kotdawala P.E.

Thomas Sheehan asked the Board for guidance for the width of the street frontage for the 2-family house on the flag-lot property and any additional guidance for conditional use as it pertains to the frontage setback of the duplex.

Chairman Paulukiewicz questioned that if the Board did approve this application, would it set a precedent for future applicants who want to build in this fashion. Mr. Sheehan assured the Board that both the single family and duplex would consume the entire square footage of the lot. And that theoretically with a future applicant, if it ever happens, would need to present to the Board and for approval.

Tim Armbrecht suggested the creation of 3 single-family units instead of the proposed duplex and single-family home. Mr. Valetutto said they would have to share utilities, etc. and it would become very complicated with the configuration of this irregularly-shaped lot.

Mr. Valetutto confirmed that the square footage of the lot could support the proposed configuration as long as access, drainage and utilities were addressed properly. Configuration of the homes work because of the grading.

Correspondence

Mr. Valetutto announced that we received correspondence from Heyer, Gruel & Associates for a working session meeting to discuss the master plan. Heyer, Gruel & Associates have prepared a draft of the master plan and asked for a working session where they would present and elicit feedback from the Board on the shaping of the master plan. Heyer, Gruel & Associates will send out a draft and Kathy Kudelka will distribute it for the Board in advance. There will be a special meeting dedicated to the Master Plan on September 12, 2017 at 7:00pm.

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 Mary Szaro to close the public portion of the meeting. Motion carried 9-0, 0 abstentions.

Chairman Paulukiewicz announced that there would be special Planning Board meeting scheduled for Tuesday September 12, 2017 at 7:00pm to discuss the Master Plan for South Amboy. The next regularly scheduled planning board meeting would then be held on Wednesday, September 27, 2017 at 7:00pm.

A Motion by Richard Moran, seconded by Mary Szaro to adjourn. All in favor.

Kathy Kudelka