

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
September 27, 2017

Members present: Robert Paulukiewicz, Councilman Thomas Reilly, Darcy McCabe-Brew, Thomas Kelly, Francis Mulvey, Holly Hughes, Richard Moran, Mary Szaro, Tim Armbrecht, Scott Kominkiewicz

Members absent: Mayor Henry, George Baranowski

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

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 August 23, 2017 meeting. Motion carried 9-0; 1 abstentions.

Motion by Darcy McCabe-Brew seconded by Mary Szaro to accept the Minutes of the September 12, 2017 special meeting. Motion carried 8-0; 2 abstentions.

Chairman Paulukiewicz reviewed the evening's agenda.

Old Business

M&S 310 Elm Street, Application #376-17– Angelo Valetutto announced that the application was withdrawn by the applicant.

Devimy, LLC, Application #379-17 – this application is currently being heard by the South Amboy Redevelopment Agency (SARA). The application will not be heard and will have to re-notice

Martha Battle, Application #372-17 – Angelo Valetutto stated that he was in contact with the Engineer who was in the process of updating the plans. The Board agreed to wait an additional month to hear back from the applicant.

401 SPA LLC, Application #377-17 – an updated application with new plans was just submitted to the Board secretary and will be distributed accordingly.

South Amboy Master Plan – In response to comments made during the September 12, 2017 special meeting, Heyer, Gruel & Associates prepared a written analysis of their recommended zoning changes. As follow-up to this, AJV in a letter dated September 20, 2017, then provided their review and recommendations. The Board voted to approve AJV recommendations dated September 20, 2017. Motion carried 9-0; 1 abstention.

Resolutions

611 Bordentown Ave, Application #374-17. Motion by Mary Szaro, seconded by Tim Armbrecht to accept the resolution as written. Motion carried 2-0, 0 abstentions.

Completeness

Francis Mulvey stated that the Completeness Committee was in receipt of a letter from AJV Engineering dated September 8, 2017 regarding Daniel Lambright Application # 381-17 that includes a recommendation for completeness based on the conditions set forth in the correspondence.

Motion by Francis Mulvey, seconded by Holly Hughes, to accept the recommendation of completeness for Daniel Lambright, Application # 381-17. Motion carried 3-0, 0 abstentions.

Francis Mulvey then stated that the Completeness Committee was in receipt of a letter from AJV Engineering dated September 11, 2017 regarding Brian McLaughlin, Application # 382-17 that include recommendations for completeness based on the conditions set forth in the correspondence.

Motion by Francis Mulvey, seconded by Darcy McCabe-Brew, to accept the recommendation of completeness for Brian McLaughlin, Application # 382-17. Motion carried 3-0, 0 abstentions.

Applications

Daniel Lambright #381-17 – Resident presented his plan to expand a concrete driveway and replace an existing garage. Daniel Lambright is proposing to put up a 16'X24' garage built on a platform. Mr. Valetutto requested the door for the garage be placed on the westerly side of the garage and resident agreed. When asked by Tom Kelly if this garage kit would allow this change, the resident stated he has the ability to move the door and agreed to move it as instructed to the westerly side. Daniel Lambright stated that the exterior will be vinyl and a color to match the home. Angelo Valetutto P.E., P.P stated he was in receipt of a survey from the applicant. Mr. Lambright testified that the survey submitted accurately depicts the picture of the property as it is to date. Mr. Lambright stated that the garage was for personal use &

storage and denied that any commercial activity would take place. Electric would be supplied but no plumbing. Mr. Kelly stated that Mr. Lambright's neighbor has a detached two (2)-car garage which would be similar in size. Mr. Kelly also suggested a one (1) foot overhang instead of the proposed two (2) foot overhang. Mr. Valetutto then stated that the existing front steps extend into the Catherine Street right-of-way. He further suggested that any future work on those stairs would require elimination of the encroachment or an easement from City Council. Mr. Lambright agreed to restrict any roof overhang to more than one foot based on Mr. Kelly's recommendation.

Resident, Camille Tooker testified that she resides two doors from Mr. Lambright's home. Ms. Tooker stated that he is a pleasure to have in the neighborhood, has done so much beautiful work in the home already and is impeccable at what he does. She also confirmed that there is a home in close proximity to the Lambright home with a two (2) car garage. Motion by Richard Moran seconded by Darcy McCabe-Brew 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 September 8, 2017 as well as all comments and testimony presented this evening. Motion carried 10-0, 0 abstentions.

Brian McLaughlin #382-17 – Brian McLaughlin, residing at 341 Cedar Street, reviewed his plan to construct a shed, 12'X20' in size. Angelo Valetutto asked Mr. McLaughlin to confirm that the 9/23/02 survey that was enhanced by Brian McLaughlin accurately depicts the current property. Mr. McLaughlin confirmed. The height of the shed was confirmed by Mr. McLaughlin at less than fifteen (15) feet. Lot coverage variance was created due to an existing deck that was built years ago. The storage shed, which would be of blue color to match the home and would be accessed by a walkway as confirmed by the resident as Mr. Kelly suggested. Mr. McLaughlin acknowledged the correspondence letter dated September 11, 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 Richard Moran seconded by Thomas Kelly to close public

Motion by Francis Mulvey, seconded by Darcy McCabe-Brew to accept the application subject to all of the conditions set forth in the letter from AJV Engineering dated September 11, 2017 as well as all comments and testimony presented this evening. Motion carried 10-0, 0 abstentions.

Correspondence

none

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

Chairman Paulukiewicz announced that the NJ Celtic Faire and & Seafood Fest is scheduled for October 14, 2017 and there will be a Cemetery Tour at St Mary's Cemetery hosted by the Historical Society.

Chairman Paulukiewicz announced that the next Planning Board meeting would be held on Wednesday, October 25, 2017 at 7:00pm.

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

Kathy Kudelka