

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
December 21, 2017

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

Members absent: Francis Mulvey, Mary Szaro

Also present: Angelo J. Valetutto P. E., P.P., James E. 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 Darcy McCabe-Brew to accept the Minutes of the November 20, 2017 meeting. Motion carried 10-0, 0 abstention.

Chairman Paulukiewicz reviewed the evening's agenda.

Old Business

Application #383-17 – Burgos-Figueroa – Application carried until deficiencies in application rectified

Application #384-17 - Mario Fonseca – due to deficiencies in the application, applicant is requesting additional time to update their application

Resolutions

Tonnelle Ave Properties, Application #380-17 – Motion by Richard Moran seconded by Thomas Kelly to accept the resolution as written. Motion carried 10-0; 0 abstentions.

South Amboy Master Plan – Motion by Richard Moran, seconded by Darcy McCabe Brew to accept the resolution as written. Motion carried 9-0; 1 abstention.

Application #374-17 - 611 Bordentown – Motion by Richard Moran seconded by Darcy McCabe-Brew to accept the resolution as written. Motion carried 7--0; 3 abstentions.

Completeness

Darcy McCabe-Brew stated that the Completeness Committee was in receipt of a letter from AJV Engineering dated December 15, 2017 concerning M&S 310 Elm Street, LLC, Application # 387-17 that includes a recommendation 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 M&S, 310 Elm Street, LLC Application # 387-17. Motion carried 2-0, 0 abstentions.

Applications - Continued public hearing

DeVimy Equities, LLC, Application #379-17

Refer to attached transcript

Motion by Richard Moran, seconded by Holly Hughes to carry the application to February 28, 2018 Planning Board Meeting with no further notice required.

Chairman Paulukiewicz opened up the meeting to the public.

Tim Noble, residing at 319 George Street reviewed concerns alleging that he did not receive appropriate notice of the Application # 380-17 - Tonnelle Ave Properties, LLC application hearing held on November 20, 2017. Jim Stahl, Esq responded to resident stating that the Board had received testimony from the applicant's professionals and subsequently approved the application. Mr. Stahl stated that he had reviewed the file and it appears as though proper notice was served. It was further explained the appeal process to Mr. Noble if he wishes to challenge the Board's approval.

Angelo Valetutto, P.E., P.P. explained that there is a 45-day appeal period and then a review of updated plans that would need to be submitted to Mr. Valetutto's office and then to Mr. Kelly's office before the applicant commences work on the property. Mr. Valetutto reiterated that proper notice was provided ten days in advance of the hearing and was signed.

Tom Cross Sr. approached the Board and questioned how the application was approved when there were multiple conditions that were addressed such as drainage, side of the fence, oil and the backyard.

Chairman Paulukiewicz explained that the application was approved with conditions which was reaffirmed by Jim Stahl, Esq. Tom Kelly then explained that the applicant was required to

submit revised drawings. Chairman Paulukiewicz addressed the oil stating that the oil and monitoring well originated from the gas station and not the applicant's property therefore it would not be applicable.

Chairman Paulukiewicz confirmed that only property owners are notified

Vince (no last name provided) said he was speaking on behalf of his wife who is the property owner at 212 South Stevens Avenue. He claims he 'missed the boat as well' and questioned whether he received the proper notification. He explained that the retaining wall would meet at his property line and this wall would be a 20' wall and a 3-story house towering over his property. He stated that he wants the water runoff to go to Bordentown Avenue. Chairman Paulukiewicz further explained that the wall would need to tie into the other property owners. Resident stated he would like to view the plans and asked how the homes would be set up on the property and whether they would share a driveway. Chairman Paulukiewicz confirmed that the duplex would be situated behind the single-family residence and that there would be two separate driveways.

Mary (no last name given) asked what the property across from Beacon Point was zoned for and (1) if it could be rezoned and (2) if someone owned the property already. Tom Kelly confirmed that Mocco owned the property but only had presented at an informal hearing. The area could potentially be rezoned.

Chairman Paulukiewicz publicized that the next Planning Board meeting would be held on Wednesday January 24, 2018 at 7:00pm.

Motion by Darcy McCabe Brew, seconded by Holly Hughes to adjourn. All in favor.

Kathy Kudelka