

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
JANUARY 24, 2018

Members present: Robert Paulukiewicz, Thomas Kelly, Mayor Henry, Councilman Thomas Reilly, Holly Hughes, Francis Mulvey, Richard Moran, Mary Szaro, Scott Kominkiewicz

Members absent: Darcy McCabe-Brew, Tim Armbrecht, George Baranowski

Also present: Angelo J. Valetutto, P.E., P.P., Jason C. 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 Thomas Kelly to accept the Minutes of the December 21, 2017 meeting. Motion carried 8-0, 1 abstention.

Chairman Paulukiewicz then reviewed the evening's agenda. Chairman Paulukiewicz announced that Brian McLaughlin would be replacing Thomas Reilly as the Council Appointed member beginning in February 2018. Chairman Paulukiewicz thanked Mr. Reilly for his service to the Board.

New Business

Thomas E. Downs IV, Esq. announced that there was a deficiency in publication for the Felix J. Burgos-Figueroa, Application #383-17, and was requesting that the matter be carried to the February 28, 2018 meeting. No further notice would be required.

Completeness Committee

Holly Hughes stated that the Completeness Committee was in receipt of a letter from AJV Engineering, Inc. dated January 18, 2018 for 401 South Pine Ave, LLC, Application # 377-17 that includes a recommendation for completeness based on the conditions set forth in the correspondence.

Motion by Holly Hughes, seconded by Francis Mulvey, to accept the recommendation of completeness for 401 South Pine Ave, LLC, Application # 377-17. Motion carried 2-0, 0 abstentions.

Applications

M&S 310 Elm Street, LLC, Application #387-17

See attached transcript

Motion by Francis Mulvey, seconded by Scott Kominkiewicz to close the public portion of the meeting. Motion carried 9-0, 0 abstentions.

Motion by Richard Moran, seconded by Thomas Kelly to approve the application subject to all of the conditions set forth in the letter from AJV Engineering, Inc. dated January 17, 2018 as well as all comments and testimony presented this evening. Motion carried 9-0, 0 abstentions.

Castle Hill Builders, Inc, Application #385-17

See attached transcript

Motion by Richard Moran, seconded by Mary Szaro to close the public portion of the meeting. Motion carried 8-0, 1 abstention.

Motion by Francis Mulvey, seconded by Richard Moran to approve the application subject to all of the conditions set forth in the letter from AJV Engineering, Inc. dated January 9, 2018 as well as comments and testimony presented this evening. Motion carried 8-0; 1 abstention.

Informal Hearing

JMB Building, LLC, Application #386-17

Mr. Joseph C. Bonk, Esq, and Mr. Paul J. Fletcher P.E., P.P. presented on behalf of their client. Mr. Bonk detailed for the Board his client's desire to renovate, add on and construct garages on the premises of 442 Bordentown Avenue. The applicant is seeking a change of use for the property from a mixed commercial/residential use to a multi-family use with expansion to the existing building. They proposed to construct a total of four residential units; two 2-bedroom units and two 3-bedroom units.

Thomas Kelly questioned whether an architect reviewed the structure since the request is to make adjustments to the existing structure. Mr. Valetutto further suggested that because of the age of the building, there should be an assessment to determine if the additional construction could be supported.

Mr. Valetutto also suggested that a better possibility may be a reduction in number of units and number of bedrooms in each unit.

Mr. Bonk thanked the Board for their consideration

Chairman Paulukiewicz opened the meeting to the public.

With no public wishing to speak, Chairman Paulukiewicz called for a motion to close the meeting to the public. Motion by Richard Moran, seconded by Francis Mulvey 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, February 28, 2018 at 7:00pm.

Motion by Mayor Henry, seconded by Scott Kominkiewicz to adjourn. All in favor.

Kathy Kudelka