

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**APRIL 25, 2018**

Members present: Robert Paulukiewicz, Mayor Henry Thomas Kelly, Councilman Brian McLaughlin, Holly Hughes, Richard Moran, Mary Szaro, Scott Kominkiewicz, Darcy McCabe-Brew, George Baranowski

Members absent: Tim Armbrecht, Francis Mulvey,

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 March 28, 2018 meeting. Motion carried 9-0, 0 abstention.

Chairman Paulukiewicz then reviewed the evening's agenda. He also announced that Richard Moran would be retiring as a Planning Board Member and thanked him for his copious years of service to the Planning Board.

**Resolutions**

DeVimy Equities, LLC, Application #379-17 is carried to the May 23, 2018 meeting.

Closed Session – Pending Litigation

Meeting reconvened at approximately 7:25pm. Roll call was taken at that time.

**Completeness Committee**

Holly Hughes stated that the Completeness Committee was in receipt of a letter from AJV Engineering, Inc. dated April 16, 2018 for Metaline Products, Inc., Application #391-18 that includes a recommendation for completeness based on the conditions set forth in the correspondence.

Motion by Holly Hughes, seconded by Darcy McCabe-Brew, to accept the recommendation of incompleteness for Metaline Products, Inc., Application #391-18. Motion carried 2-0, 0 abstentions.

### **Applications**

#### **Felix J. Burgos-Figueroa, Application #383-17**

Please see attached transcript.

Motion by Richard Moran, seconded by Thomas Kelly to close the public portion of the meeting. Motion carried 8-0, 0 abstentions.

Motion by Darcy McCabe-Brew, seconded by Richard Moran to approve the application subject to all of the conditions set forth in the letter from AJV Engineering, Inc. dated December 29, 2017 as well as all comments and testimony presented this evening. Motion carried 7-0, 0 abstentions.

#### **401 SPA, LLC, application #377-17**

Transcript attached.

Motion to carry this application to the May 23, 2018 with no further notice required.

Break taken at approximately 8:25pm. Meeting reconvened 8:35pm with a roll call completed at that time.

#### **200 Broadway, LLC, Application #389-18**

Refer to attached transcript

Motion by Darcy McCabe-Brew seconded by Thomas Kelly to close the public portion of the meeting. Motion carried 9-0, 0 abstentions.

Motion by Darcy McCabe-Brew, seconded by Thomas Kelly to approve the application subject to all of the conditions set forth in the letter from AJV Engineering, Inc. dated April 19, 2018 as well as all comments and testimony presented this evening. Motion carried 9-0, 0 abstentions.

Chairman Paulukiewicz opened the meeting to the public.

Kathleen Therkelsen, residing at 205 Bordentown Avenue, questioned the age of the parking ordinance. She stated that she notices more cars parked. Angelo J. Valetutto, P.E., P. P. and James Stahl, Esq. added that the ordinances are statewide statutes that are no more than ten to twelve years old. These statutes dictate the number of parking spaces for new construction. Darcy McCabe-Brew submitted that children may be living a little longer with their parents and that some places use permit parking as it appears that this may be a trend. Mr. Stahl further added that there is nothing that restricts anyone from parking in the street. Ms. Therkelsen suggested that when traveling east onto Bordentown Ave., residents may be making a left-handed turn to enter the complex at 200 Broadway. This could potentially lead to a problem for the crossing guards as it is one of the busiest intersection. Ms. McCabe-Brew confirmed that it is an exit right out only onto Bordentown Ave. Mayor Henry indicated that the type of development currently being approved does not necessarily add multiple cars to the roadway anticipating that the train would be utilized more. Ms. Therkelsen added that when you have higher fees for rental, the thought may be to have more people rent a unit to defer costs. And a two-bedroom apartment may bring in four people which should be a consideration for parking. Ms. Therkelsen's final remarks were to please consider the crossing guards and the children.

Mayor Henry publicly thanked Mr. Richard Moran for his years of service to the City of South Amboy serving as a member of the Planning Board.

Chairman Paulukiewicz called for a motion to close the meeting to the public. Motion by Darcy McCabe-Brew seconded by Mary Szaro to close the public portion of the meeting. Motion carried 9-0-0, 0 abstentions.

Chairman Paulukiewicz announced that the next regularly scheduled meeting would be held on May 23, 2018, 2018 at 7:00pm.

Motion by Richard Moran, seconded by Darcy McCabe-Brew to adjourn. All in favor.

Respectfully submitted,

Kathy Kudelka