

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
June 27, 2018

Members present: Robert Paulukiewicz, Mayor Henry Thomas Kelly, Mary Szaro, Scott Kominkiewicz, Darcy McCabe-Brew, George Baranowski, Holly Hughes, Francis Mulvey

Members absent: Councilman Brian McLaughlin

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 Tom Kelly, seconded by Darcy McCabe-Brew to accept the Minutes of the May 23, 2018 meeting. All in favor.

Chairman Paulukiewicz then reviewed the evening's agenda.

Resolutions

Whispering Woods Settlement – 611 Bordentown, LLC Application #374-17

Motion by Darcy McCabe-Brew, seconded by Thomas Kelly to accept the resolution as written. Motion carried 7-0, 2 abstentions.

Completeness Committee

Fine Home Solutions, LLC, Application #392-18

Completeness committee member Darcy McCabe-Brew stated that she was in receipt of a letter from AJV Engineering dated 6/12/2018 regarding Application #392-18, Fine Home Solutions, LLC, recommending completeness.

Motion by Darcy McCabe-Brew, seconded by Francis Mulvey, to accept the recommendation of completeness for Application # 392-18, Fine Home Solutions, LLC. Motion carried 3-0, 0 abstentions.

Applications

401 SPA, LLC, Application #377-17

Motion by Scott Kominkiewicz, seconded by Darcy McCabe-Brew to approve the request by Thomas E. Downs, IV, Esq. that the application be carried to the September 27, 2018 meeting. Noticing and publication will be required. Motion carried 9-0; 0 abstentions.

Fine Home Solutions, LLC, Application #392-18

The Board approved the request by Thomas E. Downs, IV, Esq. that the application be carried to the July 25, 2018 meeting. Further notice will not be required.

Metaline Products, Inc Application #391-18

Refer to attached transcript

Motion by Darcy McCabe-Brew seconded by Mary Szaro to close the public portion of the meeting. All in favor.

Motion by Scott Kominkiewicz, seconded by Holly Hughes to approve the application subject to all of the conditions set forth in the letter from AJV Engineering dated June 22, 2018 as well as any and all comments and testimony presented this evening. Motion carried 8-0; 0 abstentions.

John Zebrowski, Application #388-18

Refer to attached transcript

Motion by Darcy McCabe-Brew seconded by Scott Kominkiewicz to close the public portion of the meeting. All in favor.

Motion by Darcy McCabe-Brew, seconded by Mary Szaro to approve the application subject to all of the conditions set forth in the letter from AJV Engineering dated June 6, 2018 as well as any and all comments and testimony presented this evening. Motion carried 8-0; 0 abstentions.

Correspondence

Angelo J. Valetutto, P.E., P.P. informed the Board that we forwarded a letter to the attorney representing Baljinder Singh, Application #390-18 asking him to respond with his intent to

pursue this application by July 10, 2018 or a resolution would be created withdrawing the application.

Mr. Valetutto further announced that the same would hold true for Mario Fonseca, Application #384-17. A letter was sent to the applicant on June 26, 2018 requesting a response with his plan to pursue this application or the matter will be withdrawn with a resolution created to this effect at the July 25, 2018 planning board meeting.

Mr. Valetutto informed the Board that they received notice advising the Board that the railroad bridge would be replaced.

Mr. Valetutto then discussed the request by Woodmont to install a picnic area and dog run on their property for the benefit of their tenants. There was discussion surrounding the separation of the dog park and picnic area, responsibility for clean up after the dog, maintaining trash cans, the possibility of a bag dispenser to assist in the dog owners clean up and securing the proper permits. The Board unanimously approved these amenities and a resolution for approval would be created at the next Planning Board meeting scheduled for July 25, 2018.

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 Tom Kelly seconded by Mary Szaro to close the public portion of the meeting. All in favor.

Chairman Paulukiewicz announced that the next regularly scheduled meeting would be held on July 25, 2018, at 7:00pm.

Motion by Tom Kelly, seconded by Mary Szaro to adjourn. All in favor.

Respectfully submitted,

Kathy Kudelka