

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**November 28, 2018**

Members present: Robert Paulukiewicz, Mayor Henry, Thomas Kelly, Councilman Brian McLaughlin, Francis Mulvey, Mary Szaro, Scott Kominkiewicz, Holly Hughes, George Baranowski, Catherine Corey, Janet Kern, George Gomez

Members absent: None

Also present: Jason C. Valetutto, P.E., P.P., 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.

Chairman welcomed our two new members to the Board – Janet Kern & George Gonzalez.

Motion by Holly Hughes, seconded by Frances Mulvey to accept the Minutes of the October 24, 2018 meeting. All in favor.

Chairman Paulukiewicz then reviewed the evening's agenda.

**Resolutions**

None

**Completeness Committee**

**611 Bordentown, LLC, Application #396-18**

Completeness committee member Scott Kominkiewicz stated that he was in receipt of a letter from AJV Engineering dated November 21, 2018 regarding Application #396-18, 611 Bordentown Ave, LLC, recommending completeness.

Motion by Scott Kominkiewicz, seconded by Holly Hughes, to accept the recommendation of completeness for Application # 396-18, JMB Building, LLC. Motion carried 3-0, 0 abstentions.

## **Applications**

### **Manhattan Beach Redevelopment Plan**

Motion by George Gonzales seconded by Scott Kominkiewicz to close the public portion of the meeting. All in favor.

Motion by George Gonzales, seconded by Scott Kominkiewicz to approve the application subject to all of the conditions set forth in the letter from AJV Engineering dated November 21, 2018 as well as any and all comments and testimony presented this evening. Motion carried 9-0; 0 abstentions.

Refer to attached transcript

### **JMB Building, LLC, Application #395-18**

Motion by George Gonzales seconded by Mary Szaro to close the public portion of the meeting. All in favor.

Motion by Robert Paulukiewicz, seconded by Holly Hughes to approve the application for use variances subject to all of the conditions set forth in the letter from AJV Engineering dated November 20, 2018 as well as any and all comments and testimony presented this evening. Motion carried 7-0; 0 abstentions.

Motion by Thomas Kelly, seconded by Holly Hughes to approve the application for bulk variances subject to all of the conditions set forth in the letter from AJV Engineering dated November 20, 2018 as well as any and all comments and testimony presented this evening. Motion carried 7-0; 0 abstentions.

Refer to attached transcript

## **Correspondence**

Chairman Paulukiewicz announced that our Board Attorney received an anonymous letter. The proper procedures for communicating information to the Planning Board was reviewed at this time as the Board does not accept unidentified anonymous communication. He advised that if someone wishes to speak, they are free to do so at the Planning Board.

Chairman Paulukiewicz opened the meeting to the public. With no public present to speak, Chairman Paulukiewicz called for a motion to close the meeting to the public. Motion by

Thomas Kelly seconded by Scott Kominkiewicz to close the public portion of the meeting. All in favor.

Chairman Paulukiewicz announced that the next regularly scheduled meeting would be held on Thursday December 20, 2018, 2018 at 7:00pm.

Motion by Scott Kominkiewicz, seconded by Thomas Kelly to adjourn. All in favor.

Respectfully submitted,

Kathy Kudelka