

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
May 22, 2019

Members present: Mary Szaro, Scott Kominkiewicz, Holly Hughes, Catherine Corey, Jorge Gonzalez-Gomez, Janet Kern, Thomas Kelly, Mayor Fred A. Henry

Members absent: Francis Mulvey, George Baranowski, Councilman Brian McLaughlin

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.

Chairwoman Szaro 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 Catherine Corey to accept the Minutes of April 24, 2019 meeting. All in favor.

Chairwoman Szaro then reviewed the evening's agenda.

Completeness Committee

South Amboy Redevelopment Agency – Application #402-19

Completeness committee member Holly Hughes stated that she was in receipt of a letter from AJV Engineering, Inc. dated May 9, 2019 regarding Application #402-19, South Amboy Redevelopment Agency, recommending completeness.

Motion by Holly Hughes, seconded by Catherine Corey, to accept the recommendation of completeness for Application #402-19, South Amboy Redevelopment Agency. Motion carried 2-0, 0 abstentions.

Applications

Manhattan Beach Club Street, LLC, Application #400-19

Please refer to attached transcript

Motion by Jorge Gonzales-Gomez, seconded by Scott Kominkiewicz to approve the subdivision portion of the application subject to all of the conditions set forth in the letters from AJV

Engineering, Inc dated February 14, 2019, and from Center State Engineering dated May 9, 2019 as well as all comments and testimony presented regarding this application. Motion carried 8-0, 0 abstentions.

Motion by Fred Henry, seconded by Holly Hughes to approve phase 1 and phase 2 of the preliminary site plans including an amendment for site access and egress subject to all of the conditions set forth in the letters from AJV Engineering, Inc. dated February 14, 2019 and authored by Mark J. Rasimowicz, PE, PP, CME, CPWM representing Center State Engineering dated May 9, 2019 as well as all comments and testimony presented regarding this application. Motion carried 8-0; 0 abstentions.

Motion by Tom Kelly, seconded by Catherine Corey to open the public portion of the meeting. With no public present to speak, Chairwoman Szaro asked for a motion to close the public meeting. Motion by Jorge Gonzalez-Gomez, seconded by Scott Kominkiewicz to close the public portion of the meeting.

Mayor Henry recused himself.

Denise Colella & Christopher Eoin Townsend, Application #401-19

Due to a deficiency in advertising, this application will be carried to the June 26, 2019 meeting. Applicant will need to advertise in the Home News Tribune 10 days prior to the hearing. Certified mailings were deemed to be acceptable.

RAM, 101-103 So Pine, LLC, Application #398-18

Please refer to attached transcript

Motion by Tom Kelly, seconded by Jorge Gonzalez-Gomez to approve the application subject to all of the conditions set forth in the letters authored by AJV Engineering, Inc. on the following dates: May 21, 2019, February 21, 2019, and January 15, 2019 as well as all comments and testimony presented regarding this application. Motion carried 7-0, 0 abstentions.

Motion by Jorge Gonzales-Gomez, seconded by Holly Hughes to open the public portion of the meeting. With no public present to speak, Chairwoman Szaro asked for a motion to close the public meeting. Motion by Jorge Gonzalez-Gomez, seconded by Catherine Corey to close the public portion of the meeting.

Motion by Scott Kominkiewicz, seconded by Catherine Corey to open the meeting up to the public. With no public present, Tom Kelly made a motion to close to the public portion of the meeting, seconded by Scott Kominkiewicz. All in favor.

Chairwoman Szaro announced that the next regularly scheduled meeting would be held on Wednesday June 26, 2019 at 7:00 pm.

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

Respectfully submitted,

Kathy Kudelka