

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**June 26, 2019**

Members present: Mary Szaro, Scott Kominkiewicz, Holly Hughes, Catherine Corey, Jorge Gonzalez-Gomez, Janet Kern, Thomas Kelly, Mayor Fred A. Henry, Francis Mulvey, George Baranowski, Councilman Brian McLaughlin

Members absent: None

Also present: Jason C. 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 Jorge Gonzalez-Gomez to accept the Minutes of May 22, 2019 meeting. All in favor.

Chairwoman Szaro then reviewed the evening's agenda.

**Applications**

**NRG REMA, LLC, Application #402-19**

Please refer to attached transcript

Motion by Jorge Gonzales-Gomez, seconded by Scott Kominkiewicz 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 Tom Kelly, seconded by Holly Hughes to close the public portion of the meeting.

Motion by Jorge Gonzales-Gomez, seconded by Tom Kelly to approve the minor subdivision portion of the application subject to all of the conditions set forth in the letters from AJV Engineering, Inc dated June 5, 2019, as well as all comments and testimony presented regarding this application. Motion carried 9-0, 0 abstentions.

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

Mr. Eoin Townsend, applicant, testified that he was asking the Board to consider a deck expansion and pool for private recreational use. It is an L-shaped pool inclusive of a lap pool

with jets and a hot tub. Mr. Townsend further stated that his wife had suffered a serious physical illness and the pool was being considered to aid in her rehabilitation. The pool will be flush to the deck. The deck, which Mr. Townsend states will match the existing, will create a rear yard setback of 5.25'. The applicant also confirmed there is a 2-car garage on the property. Mr. Townsend further stated that he sent certified letters to his neighbors within a 200'foot radius as procedure dictates and even went to discuss with his neighbor to confirm there were no objections.

Motion by Tom Kelly, 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 Tom Kelly, seconded by Scott Kominkiewicz to close the public portion of the meeting.

Motion by Mayor Fred Henry, seconded by Tom Kelly to approve the deck expansion and pool subject to all of the conditions set forth in the letters from AJV Engineering, Inc. dated May 9, 2019, as well as all comments and testimony presented regarding this application. Motion carried 9-0, 0 abstentions.

### **Correspondence**

Jim Stahl, Esq stated he was in receipt of a letter from the Law Offices of Francis M. Womack III, regarding the Mayor and Councils' preference as to landscaping and parking at block 10, Lots 1, 10.01, also known as 611 Bordentown Avenue. Mayor and Council agreed they will retain the parking spots on Route 35 side of location and would prefer to have the area along the adjacent side street landscaped robustly as to provide a barrier from noise and headlights for the neighboring homes.

Motion by Jorge Gonzales-Gomez, seconded by Scott Kominkiewicz 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 July 24, 2019 at 7:00 pm.

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

Respectfully submitted,

Kathy Kudelka