

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**August 28, 2019**

Members present: Scott Kominkiewicz, Holly Hughes, Catherine Corey, Jorge Gonzalez-Gomez, Mary Szaro, Francis Mulvey, George Baranowski

Members absent: Janet Kern, Thomas Kelly, Mayor Fred A. Henry, Councilman Brian McLaughlin

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 Jorge Gonzalez-Gomez, seconded by Scott Kominkiewicz to accept the Minutes of July 24, 2019 meeting. Motion carried 6-0; 1 abstention.

Chairwoman Szaro then reviewed the evening's agenda.

**Completeness**

**Center SA, LLC, Application 403-19**

Completeness committee member Holly Hughes stated that she was in receipt of a letter from AJV Engineering, Inc dated August 8, 2019 regarding Application #403-19, Center SA, LLC, recommending incompleteness.

Motion by Holly Hughes, seconded by Francis Mulvey, to accept the recommendation of incompleteness for Application #403-19, Center SA, LLC. Motion carried 3-0, 0 abstentions.

**New Business**

**Informal Hearing**

Bridgeway Market, LLC

Mr. Thomas E. Downs, Esq, representing the applicants, reviewed the concept for this market and then called the applicant to speak. The applicant, Judy Lagos-Vargas, asserted that her family currently owns a supermarket business in New York. According to her, the proposed

convenience store for South Amboy would have a butcher, deli, produce, dairy, bread and other retail food items. Delivery options would be made available for the community.

John Plosanka, P.E., P.P. next articulated details regarding the store and parking. Mr. Plosanka stated that the store will have online ordering with pick up and delivery options. According to Mr. Plosanka, delivery could possibly mitigate the need for all the parking required. There would be 3000 square feet retail space and the building itself would remain approximately 5000 square feet. Mr. Plosanka confirmed that 25 parking spaces would be needed based on the size of the store. Holly Hughes asked for confirmation of the size of a parking spot. At that point, Jason Valetutto, P.E., P.P. stated that the parking spaces should be 9'X18' with a 24' back up. The currently plan would have shoppers backing out onto Main Street. Mr. Valetutto further stated that the county may not look favorably of this concept and may propose a key driveway. Mary Szaro further stated that safety is a major consideration because shoppers would back up onto main roadway.

Mr. Valetutto stated that the plans submitted were architectural in nature and that a sidewalk would be needed. Next, Mr. Plosanka replied that they will engage the County. Mr. James E. Stahl, Esq recommended that the applicant follow up with the County prior to application submission. Scott Kominkiewicz subsequently asked if there would be any benefit reducing the size of the existing building to create additional parking spaces. This would have a dual benefit in that the number of spots needed would be lessened because the building size would thus be reduced and, additionally, would create supplementary spaces. The applicant's attorney interjected that the pre-existing conforming building structure will remain as is. Mr. Valetutto confirmed that 18 parking spaces would then be required if the structure size was reduced.

Jorge Gonzalez-Gomez affirmed that the owner is exploring the adjacent properties. Mr. Downs confirmed that the neighbors were notified via certified mailing without any response. In addition, the Diocese was contacted about the potential of utilizing parking spaces in their parking lot situated across the street, but the Diocese declined for various reasons.

Thomas Skakanka described the history of the building/property and suggested that the parking situation on David Street side may diminish the number of parking spaces. According to him, a dozen spaces would need to back out onto Main Street. Mr. Valetutto next questioned the number of employees that would be working any shift and the applicant claimed that there would be five (5).

Ms. Szaro asked for clarification of proposal. Ms. Hughes stated there is a double curb cutout there now and Mr. Plosanka confirmed that it would change. Mr. Valetutto further stated that to satisfy the ordinance, parking must be onsite. Ms. Hughes said it would be critical to understand what the County suggests for parking.

## Discussion

James E. Stahl, Esq confirmed that there was a letter submitted from the Law offices of Hutt and Shimanowitz regarding application #365-16 – James Joe One, LLC, Block 161.02 Lot 22. They requested 2 one-year extensions of the previously granted final site plan approval and associated variances. The Applicant requests the extensions from August 24, 2018 to August 24, 2019 and August 24, 2019 to August 24, 2020. The Applicant stated in the letter that it was delayed because of resolving easement rights affecting the lawful access to the premises. There was also litigation filed in Superior Court of New Jersey under Docket No. MID-L-5766-18 that was settled in July 2019. The Board questioned whether the building was structurally and environmentally sound and requested that the Applicant come to the next available Board Meeting to discuss further.

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

Chairwoman Szaro announced that the next regularly scheduled meeting would be held on Wednesday September 25, 2019 at 7:00 pm.

Motion by Scott Kominkiewicz, seconded by Jorge Gonzalez-Gomez to adjourn. All in favor.

Respectfully submitted,

Kathy Kudelka