

CITY OF SOUTH AMBOY
PLANNING BOARD
SPECIAL MEETING/MINUTES
December 10, 2019

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

Members absent: Francis Mulvey, Scott Kominkiewicz, George Baranowski

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.

Chairwomen Mary 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 Mayor Fred A. Henry, seconded by George Gonzalez to accept the Minutes of November 21, 2019 meeting. Motion carried 6-0; 2 abstentions.

Chairwomen Mary Szaro then reviewed the evening's agenda.

Resolutions

Samboy Partners Urban Renewal LLC, Application # 400-19 Preliminary and Final Major Subdivision - Motion by Mayor Fred A. Henry, seconded by Janet Kern to accept the resolution as written. Motion carried 7-1; 0 abstention.

Samboy Partners Urban Renewal LLC, Application # 400-19 Preliminary and Final Major Site Plan, Phase 1 - Motion by Mayor Fred A. Henry, seconded by Janet Kern to accept the resolution as written. Motion carried 7-1; 0 abstention.

Applications

Samboy Partners Urban Renewal LLC, Application # 400-19

Please refer to attached transcript

Motion by Mayor Fred A. Henry, seconded by Janet Kern to approve the Preliminary and Final Major Subdivision to egress subject to all the conditions set forth in the testimony presented regarding this application as well as in all of the comments and recommendations in the following correspondence by, (1) Jason C. Valetutto, P.E.,P.P. representing AJV Engineering, Inc. dated November 27, 2019; (2) Mark J. Rasimowicz, PE, PP, CME, CPWM representing Center State Engineering dated December 10, 2019; and (3) Middlesex County Fire Marshal, Michael Gallagher, CFEI, CVFI dated November 27, 2019. Motion carried 7-1; 0 abstention.

Motion by Mayor Fred A. Henry, seconded by Janet Kern to approve the Preliminary and Final Major Site Plan, Phase 1 to egress subject to all the conditions set forth in the testimony presented regarding this application as well as in all the comments and recommendations in the following correspondence by, (1) Jason C. Valetutto, P.E.,P.P. representing AJV Engineering, Inc dated November 27,2019; (2) Mark J. Rasimowicz, PE, PP, CME, CPWM representing Center State Engineering dated December 10, 2019; (3) Middlesex County Fire Marshal, Michael Gallagher, CFEI, CVFI dated November 27, 2019. Motion carried 7-1; 0 abstention.

Motion by Fred A. Henry, seconded by Janet Kern to open the public portion of the meeting. Mr. Brandon Russell residing at 131 Henry St., South Amboy asked if the new dog park at Manhattan Beach will be opened to the public or private property. Mr. Jason C. Valetutto, P.E., P.P. responded that the dog park will be private property and only Manhattan Beach development residents will have access to the dog park.

Chairwoman Szaro asked for a motion to close the public meeting. Motion by Fred A. Henry, seconded by Janet Kern.

Chairwomen Szaro announced that the next meeting is a Re-Organization meeting scheduled on Wednesday January 22, 2020 at 6:15 pm followed by Business Meeting at 7:00 pm

Chairwomen Mary Szaro called for adjournment

Motion by Mayor Fred A. Henry, seconded by Janet Kern to adjourn. All in favor.

Respectfully submitted,

Amy Russo