

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING / MINUTES

June 24, 2020

This meeting was held by teleconference

Members present: Mary Szaro, Scott Kominkiewicz, Jorge Gonzalez-Gomez,
Janet Kern, Holly Hughes, George Baranowski, Steven Giarratano

Members absent: Thomas Kelly, Catherine Corey, Brian McLaughlin, Mayor Fred Henry

Also present: Jason C. Valetutto, P.E., P.P., James E. Stahl, Esq.

Chairwoman Szaro called this meeting to order.

This Meeting of the City of South Amboy Planning/Zoning Board is being held in accordance with the Executive Orders of the Governor of New Jersey and regulations enacted pursuant to such Orders which authorize the conducting of this meeting by telephonic and/or video access by board members, applicants, professionals, and the public. It is requested that any person who wishes to be heard on any matter wait for the Chairwomen to announce that the matter is open for public comments. All persons will be given an opportunity to be heard.

Notice of this meeting has been provided under "The Open Public Meeting Act of New Jersey" by advertisement published in the Home News Tribune, on the City of South Amboy Planning/Zoning Board website, and by posting on the information board at City Hall.

Roll call was taken at this time.

Motion by Jorge Gonzalez-Gomez, seconded by Janet Kern to accept the corrected Minutes of May 27, 2020 meeting. All in favor.

Chairwomen Szaro reviewed the evening's agenda.

New Business

Informal Hearing

William O'Leary – 357 Ferris Street Based upon a report provided to the Board from Jason C. Valetutto, P.E., P.P., applicant, William O'Leary has reduced his plan from seven units to six. Mr. O'Leary will add a buffer to the upper and lower part of the property giving privacy from Frog Hollow Swim Club, neighbors, and back portion of the property. JCP &L will be installing a transformer to resolve the low voltage issue. Jack O'Leary who resides at 662 S. Stevens Street, is helping his brother, with this project and has advised him to leave the nature aspect of this property. Holly Hughes asked if there has been historic research on this property. William O'Leary is not aware any historic significant. Mr. Valetutto reviewed his report from AJV Engineering, Inc. dated June 8,2020. There was an addition to the property on a hand-drawn survey that was submitted. Jack O'Leary mentioned there was a vacation completed a year ago. Mr. Valetutto

pointed out that it is not shown on the site plan and tax map submitted by the architect. Mr. Valetutto mentioned there should be a retaining wall located at the top bank of the property and the island at the top of the hill before entering Frog Hollow Swim Club restricts residents to exit the property onto Ferris Street. Mr. Valetutto mentioned if the island is removed or replaced where would the Frog Hollow sign be located? Jack O’Leary replied they will communicate with Frog Hollow regarding the sign placement and modify the plan for residents leaving the property. Per Mr. Valetutto, no traffic study would be needed.

Chairwomen Mary Szaro opened this session to the public.

With no one from the public to speak on this matter, Chairwomen Szaro asked for a motion to close this matter to the public.

Motion by Steven Giarratano, seconded by Janet Kern to close this session to the public. All in favor

William O’Leary and Jack O’Leary both thanked the Board members for their time and comments they exited the virtual meeting at 7:32 pm

Harshad Patel – 117 Rosewell Market

Harshad Patel, property owner of 117 Rosewell Street Block # 161.02 Lot # 21, would like to remove the existing Rosewell Street Market and replace it with six apartment units. Mr. Patel did not review the report from AJV Engineering, Inc. dated June 10, 2020, Mr. Valetutto proceeded to read his report. The property is in the RM – Medium Density Residential Zone. It will follow the RM-H standards as a Multilevel Dwelling. The proposal is for six apartment units, every two bedrooms. Mr. Valetutto read all the variances listed below.

	Requirement	Proposed
Minimum Lot Area	3 ac (130,680 sf)	0.086 ac (3,750 sf)
Minimum Lot Width	130 ft	75 ft
Minimum Lot Depth	250 ft	50 ft
Minimum Front Yard	25 ft	0 ft
Minimum Rear Yard	25 ft	5 ft
Minimum Side Yard	25 ft	5 ft
Minimum Total Side Yard	50 ft	10 ft
Maximum Impervious Coverage	60 %	78 %
Minimum Parking	2/du = 12	0

Sheet A-1 comments: 7B where will a garbage dumpster be located and how will the trash be handled? Mr. Patel, residents would be responsible for their trash cans and he will speak to his architect to include dumpsters into the plan. Question 7C will there be a key fob to open the gate or will there be a keypad? Mr. Patel, residents will have a key fob to open the residential gate.

Mr. Valetutto asked where the air conditioning condenser units will be located. Mr. Patel answered the roof could be flat to place the air conditioning condenser units. Holly Hughes stated the information provided is very preliminary it is difficult to understand the layout and details. Mr. Patel asked the Board if street parking is allowed? Mr. Valetutto replied that the City of South Amboy follows the residential site improvement standard (RSIS). RSIS is standard thru out the state of New Jersey.

Sheet A-2 comments: a.) "Second & third-floor plans – Alt II" Alternative I have not been provided. Scott Kominkiewicz asked Mr. Valetutto what is City Code RSIS for the front side and rear? Mr. Valetutto answered for this matter it is only based on parking, refer to variances listed above. Holly Hughes asked Mr. Patel if he is aware that there is no cut for a driveway on this property. Mr. Patel answered it will be included with the site plan. Jorge Gonzalez-Gomez asked Mr. Patel if he had spoken to adjacent property owners about creating a better-suited project for this neighborhood? Mr. Patel was waiting for the outcome of this informal review to determine how to proceed with his project.

Chairwomen Szaro asked for a motion to open this section to the public.
Motion by Steven Giarratino seconded by Janet Kern to open this session to the public.

With no one from the public to speak on this matter, Chairwomen Szaro asked for a motion to close to the public

Motion by Steven Giarratano, seconded by Jorge Gonzalez-Gomez to close this session to the public.

Correspondence

Application PB# 406-20 Baljinder Singh - 245-247 Raritan St. asked that this application be carried to July 22, 2020, at the request of Mr. Salvatore Alfieri Esq.

Mr. James E. Stahl, Esq. asked if the Board would be inclined to approve this application for a 30-day extension. With the stipulation, if the matter is not placed on July's agenda this application will be dismissed without prejudice.

Chairwomen Szaro asked for a vote to carry Application PB# 406-20, subject that all conditions are met from the completeness letter dated January 14, 2020, from AJV Engineering, Inc.
Motion carried 7-0, All in favor.

Discussion

Section II of the Amended Application Packet – Chairwomen Szaro asked the Board if they have any concerns or questions regarding Section II. With no questions or comments from the Board, Mr. James E. Stahl, Esq. will be forwarding final copies of the packet to City Council.

Chairwomen Szaro motion open to the public
Motion by Steven Giarratano, seconded by Holly Hughes to open the public portion.

With no other callers joining for the public session, Chairwoman Mary Szaro asked for a motion to close the public portion of this meeting.

Motion by Steven Giarratano, seconded by Janet Kern to close the session.

Chairwomen Szaro announced that the next virtually scheduled meeting would be held on Wednesday, July 22, 2020, at 7:00 pm.

Chairwomen Szaro called the meeting to adjourn.

Motion by Janet Kern, seconded by Steven Giarratano to close the meeting.

Respectfully submitted,

Amy Russo

Planning Board Secretary

Minutes Approved on July 22, 2020