

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
July 28, 2021

Members present: Mary Szaro, Scott Kominkiewicz, Mayor Fred A. Henry, Councilman Tom Reilly, Thomas Kelly, George Baranowski, Holly Hughes, Janet Kern, Jorge Gonzalez-Gomez, Gary Forshner, William DeMasi

Members absent:

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

Chairwoman Szaro called this meeting to order.

Adequate 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. Electronic notice has been provided via the agenda on the City Website and the agenda posted on the bulletin board at City Hall.

Roll call was taken at this time.

Motion by Janet Kern, seconded by Gary Forshner to accept the Minutes of the June 23, 2021, meeting. Motion carried: 9-0, 2 abstentions.

Chairwoman Szaro then reviewed the evening’s agenda.

ANNOUNCEMENT RESOLUTIONS CARRIED

PB Application # 391-18A – Metaline Products Company, Inc.
101 N. Feltus Street / Block 71, Lot 19

PB Application # 411-21 – Center SA, LLC
536 Center Street / Block 136, Lot 1

PB Application # 408-20 – Brian Valle, Ken Barton, Charnie Stein
167 N. Broadway / Block 47, Lot 16

PUBLIC HEARING

PB Application # 420-21 – Alex Zhang
25 Lighthouse Bay / Block 165, Lot 1

Mr. Alex Zhang would like to extend his existing deck to the width of his home that is in the Southern Waterfront Redevelopment Area. The proposal will cause one Deviation from the

Southern Waterfront Redevelopment Plan for Maximum Lot Coverage the board has similar proposals for the waterfront homes within Lighthouse Bay looking to expand their deck. Jason C. Valetutto, P.E., P.P. asked questions from the review letter from AJV Engineering, Inc. dated June 29, 2021, Mr. Valetutto questioned Mr. Zhang why does the existing deck need to be expanded? Mr. Zhang replied to his family would like to enjoy outside living and have ample space on the deck for extended family to enjoy. Mr. Valetutto questioned who will be doing the construction? Mr. Zhang contracted Master Kairos Construction, LLC. located in South Bound Brook, NJ 08880 will be expanding the deck.

Mr. Valetutto stated that all building permits and inspections should be submitted through the Building Department, Mr. Zhang agreed.

Comments based on the submitted documents from the review letter from AJV Engineering, Inc. dated June 29, 2021:

1. Beachfront lots that are two stories have a maximum lot coverage of 25%. The Redevelopment Plan allows for attached garages up to 450 square feet and raised decks up to 250 square feet not to be included in the calculation.
2. The existing garage is 672 square feet, so it is included in the lot coverage calculation.
3. The existing deck is 313.25 square feet. The proposed addition is 195.5 square feet. The total proposed deck area is 508.75 square feet, so it is included in the lot coverage calculation.
4. The remaining footprint of the building is 1,923 square feet.
5. The property is 7,901 square feet.
6. The lot coverage is calculated by adding the building, garage. and total deck. then dividing by the lot area. Therefore: $(1,923 + 672 + 508.75) / 7,901 = 39.28\%$
7. $39.28\% > 25\%$ requiring a Deviation from the Southern Waterfront Redevelopment Plan.
8. No other Deviations are required.
9. No other outside agency approval is required.

Deviations Required	Requirement	Proposed
Maximum Lot Coverage Beach Front Lot	25%	39.28%

Chairwoman Szaro asked for a motion to open this portion of the meeting to the public. Motion by Janet Kern seconded by Scott Kominkiewicz. With no members of the public that wish to speak, Chairwoman Szaro asked for a motion to close this portion of the meeting. Motion by Janet Kern, seconded by Scott Kominkiewicz. Board member Gary Forshner recused himself from voting on this application due to living in the 200 radius of this applicant.

Motion by Jorge Gonzales-Gomez, seconded by Janet Kern to approve the Deck expansion with Deviation portion of the application subject to all the testimony and all conditions outlined in the letter from AJV Engineering, Inc. dated May 13, 2021.

HBD South Amboy, LLC – PB Application # 416-21
139 Rosewell Street Block 161.02 Lot 21 & 22
Please refer to the transcript

AJV Engineering INC. generated a letter dated July 27, 2021 regarding the City's Riparian Zone Overlay. Based on the review with Jason Valetutto, P.E.,P.P. and South Amboy City Engineer Mark Rasimowicz PE, PP, CME, CFM, the Southerly half of the preperty is located within this overlay zone. The applicant proposes development with this zone, which is not a permitted use according to Zoning Regulations 53-98. Ordinance Number 11-2009 on 06-09-2009 is enclosed with the letter dated July 27, 2021. The regulations allow for encroachment where previous development or disturbance occureed, however the current proposal is an expansion of the nonconforming structures and uses. Under 53-98(H), parking lot and any type of permanent structure are not permitted.

Motion by Gary Forshner seconded by Janet Kern that this application is to be continued. Submission of redesigned plans must be submitted by September 2, 2021, to be heard at the next regularly scheduled meeting on September 22, 2021, with an updated 200-foot list and notice required.

DISCUSSION

Johnrose FM, LLC – PB# 412-20
Block 90, Lot(s) 1, 2, 3 & 6

Virtual Special Planning Board Meeting will be held on Monday, August 9, 2021, at 7:00 pm.

Chairwoman Szaro announced that the Planning Board will resume in-person meetings on Wednesday, September 22, 2021, at 7:00 pm.

Andrew Horezga newest Planning Board Member was sworn in to the Planning Board Committee on the July 28, 2021, virtual meeting.

Chairwoman Szaro asked for a motion to open the meeting to the public. Motion by Janet Kern, seconded by Holly Hughes. With no one from the public wishing to speak, Chairwoman Szaro asked for a motion to close the public portion of this meeting. Motion by William DeMasi, seconded by George Baranowski.

Chairwoman Szaro announced that the next virtually scheduled meeting would be held on Wednesday, August 09, 2021, at 7:00 pm.

Chairwoman Szaro called this meeting to adjourn. All in favor.

Respectfully submitted,

Amy Russo
Planning Board Secretary
Minutes Approved on August 9, 2021, Special Meeting