

CITY OF SOUTH AMBOY
PLANNING BOARD
SPECIAL MEETING/MINUTES
September 30, 2021

Members present: Mary Szaro, Mayor Fred A. Henry, Thomas Kelly, Scott Kominkiewicz, George Baranowski, Janet Kern, Gary Forshner, William DeMasi, Andrew Horezga, Robert Paulukiewicz,

Members absent: Councilman Tom Reilly, Jorge Gonzalez-Gomez, Francis Mulvey

Also present: Jason C. Valetutto, P.E., P.P., Jay Holub, 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.

Salute the Flag.

Roll call was taken at this time.

Motion by George Baranowski, seconded by Janet Kern to accept the revised Minutes of the September 22, 2021, Motion carried: 9-0, 1 abstention.

Chairwoman Szaro then reviewed the evening’s agenda.

ANNOUNCEMENT RESOLUTIONS CARRIED

PB Application # 412-20 – Johnrose FM, LLC.
3630 and 3640 Highway 35 / Block 9, Lot 3 & 6

RESOLUTION

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

Motion by George Baranowski, seconded by Scott Kominkiewicz to accept the Resolution as written granting Site Plan and Bulk Deviation Approval for Minimum Lot Width, Maximum Lot Coverage, Minimum off-street parking, and Maximum Density
Motion carried: 8 -0, 1 abstention.

APPLICATION HEARING

PB Application # 419-21 – Amboy Main Street Industrial Urban Renewal, LLC

111 Main Street / Block 160, Lot 1.03

Please refer to the transcript.

Chairwoman Szaro asked for a motion to open this portion of the public. Motion by Gary Forshner, seconded by George Baranowski. With no members of the public wishing to speak, Chairwoman Szaro asked for a motion to close this portion of the meeting. Motion by Gary Forshner seconded by Janet Kern. All in favor

Motion by Gary Forshner, seconded by Scott Kominkiewicz to approve the Preliminary and Final Major Site Plan portion of the application subject to all the testimony, all conditions outlined in the letter from AJV Engineering, Inc. dated September 13, 2021, and all conditioned outlined by Mr. Jay Holub, Esq. Motion carried: 10-0, 0 abstention

CORRESPONDENCE – None

DISCUSSION – None

PUBLIC HEARING

Chairwoman Szaro asked for a motion to open the meeting to the public. Motion by Janet Kern, seconded by George Baranowski. 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 Janet Kern, seconded by Scott Kominkiewicz.

Chairwoman Szaro announced that the next in-person scheduled meeting would be held on Wednesday, October 27, 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 October 27, 2021, In-Person Meeting