

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
October 27, 2021

Members present: Mary Szaro, Mayor Fred A. Henry, Thomas Kelly, George Baranowski, Janet Kern, Jorge Gonzalez-Gomez, Gary Forshner, William DeMasi, Robert Paulukiewicz

Members absent: Scott Kominkiewicz, Councilman Tom Reilly, Andrew Horezga, Francis Mulvey

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.

Salute the Flag.

Roll call was taken at this time.

Motion by George Baranowski, seconded by Janet Kern to accept the Minutes of the September 30, 2021, Motion carried: 8-0, 1 abstention.

Chairwoman Szaro then reviewed the evening’s agenda.

ANNOUNCEMENT of APPLICATION CARRIED

HBD South Amboy, LLC – PB Application # 416-21

139 Rosewell Street Block 161.02 Lot 21 & 22

Ms. Bianca P. Pereiras Esq. requested that the above-referenced application be carried to November 17, 2021, meeting with re-notice required. Motion by Jorge Gonzalez-Gomez, seconded by Janet Kern. All in favor.

COMPLETENESS

PB Application # 423-21 – Samboy Partners Urban Renewal, LLC.

200 Broadway / Block 42, Lot 19.01 & 20.01

Completeness committee member, Completeness Committee Chairwoman Janet Kern, stated that she is in receipt of a letter from AJV Engineering, Inc. dated October 19, 2021, regarding Application #423-21, Samboy Partners Urban Renewal, LLC. recommending **Complete**.

Motion by Janet Kern, seconded by Jorge Gonzalez-Gomez, to accept the recommendation of **Completeness** for Application #423-21, Samboy Partners Urban Renewal, LLC
Motion carried: 3-0, 0 abstentions.

PB Application # 422-21 – Natasha & Michael McGrath

14 Sandpiper Drive / Block 167, Lot 10

Completeness committee member, Completeness Committee Chairwoman Janet Kern, stated that she is in receipt of a letter from AJV Engineering, Inc. dated October 20, 2021, regarding Application #422-21, Natasha & Michael McGrath. recommending **Complete**.

Motion by Jorge Gonzalez-Gomez seconded by Janet Kern, to accept the recommendation of **Completeness** for Application #422-21, Natasha & Michael McGrath

Motion carried: 3-0, 0 abstentions.

ANNOUNCEMENT RESOLUTIONS CARRIED

PB Application # 417-21 – Manhattan Beach Phase I Urban Renewal, LLC.

Rosewell Street / Block 161.02, Lot 21, 23, 24, & 24.01

Motion by Janet Kern seconded by Jorge Gonzalez-Gomez. All in favor.

RESOLUTIONS

PB Application # 412-20 – Johnrose FM, LLC.

3630 and 3640 Highway 35 / Block 9, Lot 3&6

Motion by Jorge Gonzalez-Gomez, seconded by Janet Kern to accept the Resolution as written granting Preliminary and Final Major Site Plan and Bulk Deviation Approval for Building Height, Minimum Unit Width, Minimum Garage Area, and Maximum Density Per Acre in order to permit the construction of Four Townhouse Buildings containing Thirty-One Residential Units. Motion carried: 7-0, 0 abstentions.

PUBLIC HEARING

PB Application # 421-21 – Donna Carver

136 George Street / Block 34, Lot 13

Mr. James E. Stahl, Esq. swore in Mrs. Donna Carver who resides at 136 George Street, and the applicant to the above-referenced application. Mr. Stahl asked Mrs. Carver are you in receipt of the Site Plan and Bulk Variance Review Letter from AJV Engineering dated October 18, 2021, generated by Mr. Jason C. Valetutto, P.E., P.P. Mrs. Carver reviewed the letter and with her architect. The property is located in the RA Single Family Residential Zone. The property is currently developed with a pre-existing non-conforming 2-1/2 story frame dwelling. This application proposes to remove all site improvements and construct a 1-story modular home that will eliminate existing front and side yard variances, as well as eliminate the parking variance. Four Bulk Variances are required for the following minimum lot area, minimum lot width, minimum rear yard setback, and maximum lot overage. The minimum lot area and minimum lot width are existing variances that cannot be rectified without acquiring more land, which is not available to the applicant. The remaining two bulk variances are created by the design of the proposal and the size of the property. Mr. Stahl asked why they are seeking this approval? Mrs.

Carver responded her husband is elderly and has difficulty with stairs therefore a 1-story home will be beneficial to the family.

Mr. Stahl swore in Mr. Jon A. Harris, R.A., applicant's architect. Mr. Harris is responsible for the placement of the foundation, requiring stairs/steps and all the exteriors of the modular home. Thomas Kelly asked Mr. Harris if the home is located in AE Zone? Mr. Harris does not recall the property being located in an AE Zone but will look into this matter and supply an elevation certificate. Chairwoman Szaro asked if there are any Historical items in the house if pictures could be taken before the demolition begins on the property.

VariANCES Required

Bulk VariANCES

	<u>Requirement</u>	<u>Proposed</u>
Minimum Lot Area	5,000 sf	2,513.75sf
Minimum Lot Width	50'	25.00'
Minimum Rear Yard Setback	25'	7.47'
Maximum Lot Coverage	25%	40.62%

Chairwoman Szaro asked for a motion to approve the Minor Site Plan portion of this application subject to all the testimony, all the conditions outlined in the letter from AJV Engineering, Inc. dated October 18, 2021, and all conditioned outlined by Mr. James E. Stahl, Esq. Motion by Janet Kern, seconded by William DeMasi. Motion carried: 9-0, 0 abstention

CORRESPONDENCE – None

DISCUSSION – Chairwoman Szaro announced the Historic Preservation Ordinance is at the final stage of being complete.

PUBLIC HEARING – None

Chairwoman Szaro asked for a motion to open the meeting to the public. Motion by Gary Forshner, seconded by Jorge Gonzalez-Gomez. 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 Gary Forshner.

Chairwoman Szaro announced that the next in-person scheduled would be held on Wednesday, November 17, 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 November 17, 2021,