

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
February 23, 2022

Members present: Mary Szaro, Scott Kominkiewicz, Mayor Fred A. Henry, Council President Michael Gross, Thomas Kelly, George Baranowski, Janet Kern, Jorge Gonzalez-Gomez, Gary Forshner, Robert Paulukiewicz

Members absent: William DeMasi, 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 Scott Kominkiewicz, seconded by Robert Paulukiewicz to accept the Minutes of January 26, 2022, Motion carried: 9-0, 0 abstentions.

Chairwoman Szaro then reviewed the evening’s agenda.

ANNOUNCEMENT of APPLICATION CARRIED

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

139 Rosewell Street / Block 161.02 Lot 21 & 22

Ms. Bianca P. Pereiras Esq. requested that the above-referenced application be carried to March 23, 2022, Planning Board meeting.

Application PB# 389-18A – 200 South Broadway, LLC.

200 South Broadway / Block 42 Lots 19.01 & 20.01

Mr. Kenneth Pape, Esq. requested that the above-referenced application be carried to the March 23, 2022, Planning Board meeting.

RESOLUTIONS CARRIED

Application # 423-21 – Manhattan Beach Club
Radford Ferry Road / Block 161.02 Lot 6.06

COMPLETENESS

PB Application # 398-18A previously PB#426-21 – Ravi Gupta
101-103 South Pine Avenue / Block 75, Lot 5

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated February 17, 2022, regarding Application #426-21, Ravi Gupta recommending **Complete**.

Motion by Janet Kern, seconded by Jorge Gonzalez-Gomez to accept the recommendation of **Complete** for Application #426-21, Ravi Gupta. Motion carried: 3-0, 0 abstentions.

PB Application # 429-22 – Main & Broadway LLC.

205 Main Street / Block 62, Lot 10 - 12

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated February 22, 2022, regarding Application #429-22, Main & Broadway LLC. recommending **Incomplete**.

Motion by Janet Kern, seconded by, George Baranowski to accept the recommendation of **Incomplete** for Application # 429-22, Main & Broadway LLC. Motion carried: 3-0, 0 abstentions.

PB Application # 430-22 – Carmen Galarza

427 Prospect Street / Block 2, Lot 2.01

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated February 18, 2022, regarding Application #430-22, Carmen Galarza recommending **Complete**.

Motion by Janet Kern, seconded by George Baranowski to accept the recommendation of **Complete** for Application #430-22, Carmen Galarza. Motion carried: 3-0, 0 abstentions.

APPLICATION HEARINGS

PB Application # 425-21 – Joseph Kolakowski

11 Thomas Street / Block 95, Lot 12

Mr. James E. Stahl, Esq. swore in Mr. Joseph Kolakowski who resides at 11 Thomas Street, and the applicant to the above-referenced application. Mr. Stahl asked Mr. Kolakowski if he is in receipt of the Site Plan Review letter from AJV Engineering, Inc. dated February 15, 2022, generated by Mr. Jason C. Valetutto, P.E., P.P. The property is located in the RA Single Family Residential Zone. The property is currently undeveloped and vacant, except for a pole, an existing tree, and a planter that spans an adjoining property line. The proposal is to install a 1-1/2 story single-family home. The property is partially located in Sayreville; however, Sayreville has confirmed South Amboy will have full jurisdiction if there are no structures built on the Sayreville side of the City/Borough boundary line. One Bulk variance is required for the following: Maximum Lot Coverage.

Based on an 8,298 sf property, the maximum footprint home to comply with the 25% lot coverage is 2,074.50 sf. The proposal is for a home of 2,395.55 sf, which is greater than the maximum

permitted. Mr. Valetutto asked what the need for a larger footprint home is which creates a lot coverage variance. The condition creating a Lot Coverage Bulk Variance is his family requires all bedrooms, Bathrooms, kitchen, entertainment space, and garage on the first floor to help minimize falls and injuries that stairs would pose to him and his wife as they age, and the potential for his mother-in-law to move in. Having all rooms on the first floor instead of being split between a second floor increases the building footprint. The planter belongs to Mr. Kolakowski's son and will be removed and replaced with grass. The pole shown in the easterly corner of the property will remain and will be labeled and shown on the Site Plan. A concrete curb, not granite block, will be installed.

<u>Deviation Required</u>	<u>Requirement</u>	<u>Proposed</u>
Minimum Rear Yard Setback	25%	28.87%

Chairwoman Szaro asked for a motion to open this portion of the meeting to the public. Motion by Gary Forshner, second by Janet Kern. Ms. Bergamo resident at 10 Thomas Street, was duly sworn and testified that as a neighbor she had no objection to the application. With no other public to speak on this matter Chairwoman Szaro asked for a motion to close this portion of the meeting. Motion by Janet Kern, second by Thomas Kelly.

Chairwoman Szaro asked for a motion to approve the Bulk Variance and Site Plan portion of this application subject to all the testimony, all the conditions outlined in the letter from AJV Engineering, Inc. dated February 15, 2022, and all conditions outlined by Mr. James E. Stahl, Esq. Motion by Council President Michael Gross, seconded by Jorge Gonzalez-Gomez. Motion carried: 9-0, 0 abstention

PB Application # 424-21 – Robert Lubelli
716 Conlogue Avenue / Block 93, Lot 11

Mr. James E. Stahl, Esq. duly swore in Mr. Robert Lubelli who resides at 716 Conlogue Avenue, is the applicant to the above-referenced application. Mr. Lubelli acknowledge he is in receipt of the Bulk Variance Review letter from AJV Engineering, Inc. dated February 11, 2022, generated by Mr. Jason C. Valetutto, P.E., P.P. The property is located in the RA Single Family Residential Zone. The property is currently developed with a pre-existing non-conforming 1-story brick dwelling. The proposal is to install a 10'x18' above ground oval pool within the side yard of the property. Two Bulk Variances are required for the following: side yard setback to the pool and minimum clearance from all structures.

Mr. Lubelli and Mr. Vincent Targia, the owner of the property, are cousins. Mr. Lubelli has taken the responsibility for the property while Mr. Targia is in Florida. Mr. Valetutto read from his review letter that the need for a larger footprint pool that cannot comply with the minimum required setbacks. It appears an 8 ft wide pool may comply with both minimum required setbacks and at the very least eliminate the minimum clearance from all structures setback variance, which is a safety issue. Mr. Lubelli said he intended to replace the old, damaged pool that was existing. It was discovered by the board that Mr. Lubelli was replacing a damaged pool without permits or approval and was stopped by code enforcement. It was also discovered that Mr. Lubelli installed a

shed without approval. Lastly it was discovered that the entire backyard was filled with concrete and in fence was installed, all without approval.

Chairwoman Szaro asked for a motion to open this portion of the meeting to the public. Motion by Gary Forshner, second by Janet Kern. Mr. Jason Galilto resident at 718 Bordentown Avenue was duly sworn and testified that as a neighbor he had no objection to the application. With no other public to speak on this matter Chairwoman Szaro asked for a motion to close this portion of the meeting. Motion by Gary Foshner, second by Thomas Kelly.

Motion by Robert Paulukiewicz, second by Janet Kern, to allow this application to be continued. The submission of an updated survey to show all current conditions that need to be legalized must be submitted by March 3, 2022, for this application to be considered to be heard at the next regularly scheduled meeting on March 23, 2022, with no further notice required. Motioned carried: 9-0, 0 abstention

CORRESPONDENCE – None

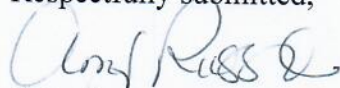
DISCUSSION – None

Chairwoman Szaro asked for a motion to open the meeting to the public. Motion by Gary Forshner, seconded by Thomas Kelly. With no one from the public wishing to speak, Chairwoman Szaro asked for a motion to close the meeting to the public. Motion by Gary Forshner, seconded by Thomas Kelly. All in Favor

Chairwoman Szaro announced that the next scheduled meeting would be held in person on Wednesday, March 23, 2022, at 7:00 pm.

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

Respectfully submitted,



Amy Russo

Planning Board Secretary

Minutes Approved on March 23, 2022