

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
April 27, 2022

Members present: Mary Szaro, Mayor Fred A. Henry, Council President Michael Gross, Thomas Kelly, Janet Kern, Jorge Gonzalez-Gomez, Gary Forshner, William DeMasi, Andrew Horezga, Francis Mulvey

Members absent: Scott Kominkiewicz, George Baranowski, Robert Paulukiewicz

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

Chairwoman Mary 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 Jorge Gonzalez-Gomez, seconded by Gary Forshner to accept the Minutes of the March 23, 2022, Motion carried: 7-0, 3 abstentions.

Motion by Janet Kern, seconded by Gary Forshner to accept the Minutes of the March 30, 2022, Special Meeting, Motion carried: 7-0, 3 abstentions.

Chairwoman Mary 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. no longer represents this application. The applicant, Mr. Mark Grama, has 30 days to act on this matter; failing will result in dismissal without prejudice.

Motion by Gary Forshner, seconded by William Demasi to be dismissed without prejudice if no action is moved at the May 25, 2022 Board Meeting.

Motion carried: 9-0, 0 abstentions.

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. Motion by Jorge Gonzalez-Gomez, seconded by Janet Kern to be carried without a date.

ANNOUNCEMENT of APPLICATION CONTINUED

Application: 424-21 – Robert Lubelli

716 Conlogue Avenue / Block 93, Lot 11

Mr. Thomas E. Downs, IV, Esq. requested that his client's application be continued to May 25, 2022, Planning Board Meeting with no re-notice.

DISCUSSION

South Amboy Redevelopment Agency Referral Change of Redevelopment Designation
Block 161.01, Lot 26.03

Presentation presented by Angelo J. Valetutto, P.E.,P.P.

AJV Engineering Inc. was officially requested by the South Amboy Redevelopment Agency (“SARA”) to consider transferring the above-referenced lot from the Northern Waterfront Redevelopment Area into the Broadway/Main Street Redevelopment Area.

This subject property was created under Planning Board Minor Subdivision Application # 402-19 (Resolution No. PB 10-19 adopted 7/24/2019). The Planning Board’s action was completed by SARA as shown in a Middlesex County Clerk’s office deed recorded in Book 17823 Page 572 to Page 594 (enclosed and includes Board’s Resolution of Approval) creating Lots 26.02 and 26.03. Lot 26.03 was then sold to SARA as shown in a Middlesex County Clerk’s office deed recorded in Book 17823 Page 595 to Page 604 (enclosed). Lot 26.03 is a 2.00-acre parcel and situated in the Northern Waterfront Redevelopment Area. It abuts Block 612, Lot 25.07, which is situated in the Broadway/Main Street Redevelopment Area. Given the intentions of SARA to develop Lot 26.03 in accordance to the residential standards of the Broadway/Main Street Redevelopment Plan, it is a minor adjustment to transfer it into that Redevelopment Area. If included in the Broadway/Main Street Redevelopment Area, Lot 26.03 would be restricted to the Redevelopment Plan’s requirements for residential uses and bulk standards.

Chairwoman Szaro opened this portion of the meeting to the public. With no public to speak on this matter Chairwoman Szaro motioned to close this portion of the meeting.

Chairwoman Szaro asked for a motion to adopt the South Amboy Redevelopment Agency Referral Change of Redevelopment Designation. Motion by Mayor Fred A. Henry, seconded by Jorge Gonzalez-Gomez.

Motion carried 8-1, 0 abstention

RESOLUTIONS

Resolution: PB 9-22

Planning Board Recommendation on SARA Referral

Block 161.01, Lot 26.03

Motion by Mayor Fred A. Henry, seconded by Jorge Gonzalez-Gomez to accept the Resolution recommending transferring of the property from the Northern Waterfront Redevelopment Area to the Broadway/Main Street Redevelopment Area.

Motion carried: 8-1, 0 abstention.

Resolution: PB 11-22

Application: 431-22 – SA 101 Main Street Urban Renewal, LLC.

Main Street (a/k/a 101 Main Street) / Block: 160, Lot: 1

Motion by Jorge Gonzalez-Gomez, seconded by William DeMasi granting Preliminary and Final Major Site Plan with Bulk Deviations and Waivers Approval required for parking space location, drive aisle location, curb radii deficiency, sign height, number of parking spaces (if deemed necessary), combined fence/retaining wall height, landscape buffer deficiency, and lighting levels.

Motion carried 9-0, 0 abstentions.

RESOLUTIONS CARRIED

Resolution: PB 10-22

Application: 398-18A – Ravi Gupta

101-103 South Pine Avenue / Block: 75, Lot: 5

COMPLETENESS

Application: 427-22 – William O’Leary

357 Ferris Street / Block: 16, Lot: 16 & 18

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated April 20, 2022, regarding Application 427-22, William O’Leary recommending **Complete**.

Motion by Janet Kern, seconded Jorge Gonzalez-Gomez to accept the recommendation of Complete for Application 427-22, William O’Leary

Motion carried: 2-0, 0 abstention

APPLICATION HEARINGS

Application: 430-22 - Carmen Galarza

427 Prospect Street / Block 2, Lot 2.01

Mr. James E. Stahl, Esq. swore in Mrs. Carmen L. Galarza and Luis L. Galarza who resides at 427 Prospect Street, and the applicant to the above-referenced application. Mr. Stahl asked Mr. and Mrs. Galarza if they are in receipt of the Bulk Variance Review letter from AJV Engineering, Inc. dated March 4, 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 2-story frame dwelling and woodshed. The applicant had a second shed delivered and installed on their property at the end of the existing paved driveway. The applicant was unaware approval was needed and is coming to Board to legalize the new shed and seek approval. According to the Land Development Regulations, each property is allowed to have one shed. The applicant is willing to remove the existing woodshed to not create any more variances. One Bulk Variance is required for the following: Accessory Building Maximum Area: 180 sf whereas the proposed shed is 200

sf. The new shed does not create any variances for setbacks, coverages, or height. Should the Board approve the 20 sf overage in the area for the accessory structure it should condition said approval on the existing shed being removed within 30 days of this approval.

Variances Required

<u>Bulk Variances</u>	<u>Requirement</u>	<u>Proposed</u>
Accessory Building	180 sf	200 sf
Maximum Area		

Chairwoman Szaro asked for a motion to open this portion of the meeting to the public. Motion by Councilman President Michael Gross, seconded by Jorge Gonzalez-Gomez. With no public to speak on this matter Chairwoman Szaro asked for a motion to close this portion of the meeting. Motion by Janet Kern, second Gary Forshner.

Chairwoman Szaro asked for a motion to approve the Bulk Variance portion of this application subject to all the testimony, and all the conditions outlined in the letter for AJV Engineering, Inc. Dated March 4, 2022, and all conditions outlined in by Mr. James E. Stahl, Esq. Motion by Council President Michael Gross, seconded by Jorge Gonzalez-Gomez. Motion carried 9-0, 0 abstention

CORRESPONDENCE – NONE

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

Chairwoman Szaro announced that the next scheduled meeting would be held in person on Wednesday, May 25, 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 May 25, 2022