

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
October 26, 2022

Members present: Mary Szaro, Scott Kominkiewicz, Mayor Fred A. Henry, Council President Michael Gross, George Baranowski, Janet Kern, Jorge Gonzalez-Gomez, William DeMasi, Andrew Horezga, Robert Paulukiewicz, Francis Mulvey

Members absent: Thomas Kelly, Gary Forshner

Also present: Jason C. 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 Janet Kern, seconded by William DeMasi, to accept the Minutes of September 28, 2022,
Motion carried: 7-0, 3 abstentions

Chairwoman Mary Szaro then reviewed the evening’s agenda.

COMPLETENESS

Application: 435-22 – Paul Ciani

349 Ward Avenue / Block 12, Lot 22

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated October 14, 2022, regarding Application 435-22, Paul Ciani recommending **Incomplete**.

Motion by Janet Kern seconded Jorge Gonzalez-Gomez to accept the recommendation of Incomplete for Application 435-22, Paul Ciani

Motion carried: 3-0, 0 abstention

PUBLIC HEARING

Application: 434-22 – Gary and Carmela Colfer

328 Portia Street / Block 17, Lots 7, 7.01, & 7.02

Please refer to the transcript

Chairwoman Szaro asked for a motion to open this portion of the meeting to the public. Motion by Jorge Gonzalez-Gomez seconded by Janet Kern. With no public to speak on this matter Chairwoman Szaro closed this portion of the meeting.

Chairwoman Szaro asked for a motion to approve the Minor Subdivision and Bulk Variance portion of this application subject to all the testimony, and all the conditions outlined in the letter for AJV Engineering, Inc. Dated September 29, 2022, and all conditions outlined by Mr. James E. Stahl, Esq.

Motion by Council President Michael Gross, seconded by Janet Kern.

Motion carried 9-0, 0 abstention

DISCUSSION

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

200 South Broadway / Block 42, Lots 19.01 & 20.01

December 31, 2022 is the deadline for Mr. Kenneth L. Pape, Esq. to re-submit new plans to the Planning Board Secretary to be added to January 26, 2023, Planning Board meeting. The applicant must submit the new plans for their updated proposal, along with escrow in the amount of 33% of the original escrow for this application, and re-notice using an updated property owners list. Application PB 389-18A 200 South Broadway, LLC. will be subjected to dismissal without prejudice; failure to comply with the conditions stated above.

Motion by Scott Kominkiewicz, seconded by Janet Kern for re-submission of new plans by December 31, 2022.

Motion carried: 9-1, 0 abstention.

Application: 428-22 – John Vona

530 Catherine Street / Block 85, Lot 10

The above-referenced application has been dismissed without prejudice. Mr. John Vona informed the Planning Board Secretary that he has not had a survey completed for the property located at 530 Catherine Street.

Motion carried all in favor

CORRESPONDENCE – NONE

Chairwoman Szaro opened the meeting to the public. With no one from the public wishing to speak, Chairwoman Szaro asked for a motion to close this portion of the meeting. Motion by George Baranowski, seconded by Scott Kominkiewicz to close this portion of the meeting.

Chairwoman Szaro announced that the next scheduled meeting would be held in person on Wednesday, November 16, 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 December 15, 2022