

**CITY OF SOUTH AMBOY**  
**PLANNING BOARD**  
**REGULAR MEETING/MINUTES**  
**November 17, 2021**

Members present: Mary Szaro, Scott Kominkiewicz, Janet Kern, Jorge Gonzalez-Gomez, Gary Forshner, William DeMasi, Andrew Horezga, Robert Paulukiewicz, Francis Mulvey

Members absent: Mayor Fred A. Henry, Councilman Tom Reilly, Thomas Kelly, George Baranowski

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 Jorge Gonzalez-Gomez, seconded by Janet Kern to accept the Minutes of October 27, 2021, Motion carried: 7-0, 2 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 December 16, 2021, meeting with re-notice required.

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

Radford Ferry Road / Block 161.02 Lot 6.06

Mr. John S. Wisniewski, Esq. requested that the above-referenced application be carried to the December 16, 2021, meeting.

## **COMPLETENESS**

### **PB Application # 424-21 – Robert Lubelli**

716 Conlogue Avuene / Block 93, Lot 11

Completeness committee member, Completeness Committee Chairwoman Janet Kern, stated that she is in receipt of a letter from AJV Engineering, Inc. dated November 10, 2021, regarding Application # 424-21, Robert Lubelli recommending **Incomplete**.

Motion by Janet Kern, seconded by Jorge Gonzalez-Gomez, to accept the recommendation of **Incomplete** for Application # 424-21, Robert Lubelli.

Motion carried: 2-0, 0 abstentions.

### **PB Application # 425-21 – Joseph Kolakowski**

11 Thomas Street / Block 95, Lot 12

Completeness committee member, Completeness Committee Chairwoman Janet Kern, stated that she is in receipt of a letter from AJV Engineering, Inc. dated November 11, 2021, regarding Application # 425-21, Joseph Kolakowski recommending **Incomplete**.

Motion by Janet Kern, seconded by Jorge Gonzalez-Gomez, to accept the recommendation of **Incomplete** for Application #425-21, Joseph Kolakowski.

Motion carried: 2-0, 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.

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

111 Main Street / Block 160, Lot 1.03

## **RESOLUTIONS**

### **PB # 14-21 (CORRECTED) - Application # 412-20 – Johnrose FM, LLC.**

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

Motion by Gary Forshner, 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.

### **PB # 15-21 – Application # 421-21 - Donna Carver**

136 George Street / Block 34, Lot 13

Motion by William Demasi, second by Jorge Gonzalez-Gomez to accept the Resolution as written granting Bulk Variance Approval, to permit the demotion of an existing single-family dwelling and construct a modular single-family dwelling.

Motion carried: 7-0, 1 abstention.

**APPLICATION HEARINGS**

PB Application # 422-21 – Natasha & Michael McGrath  
14 Sandpiper Drive / Block 167, Lot 10

Mr. James E. Stahl, Esq. swore in Mrs. Natasha McGrath and Michael Lebedev who reside at 14 Sandpiper Drive, and the applicant to the above-referenced application. Mr. Stahl asked Mrs. Natasha McGrath if she is in receipt of the Bulk Deviation Review Letter from AJV Engineering, Inc. dated November 8, 2021, generated by Mr. Jason C. Valetutto, P.E., P.P. The property is located in the Southern Waterfront Redevelopment Area and is governed by the Southern Waterfront Redevelopment Plan. The property is currently developed with a single-family home. The proposal is to construct a 12' x 12' enclosed porch above an existing concrete patio. One Deviation from the South Waterfront Redevelopment Plan is required for the following. Minimum Rear Yard Setback. RA Single Family Residential Zone. Mr. Stahl asked why they are seeking this approval? Mrs. McGrath responded she and her husband are both working remotely from home and would like extra outside space to sit outside enjoy the fresh air while working remotely.

Mr. Stahl swore in Mr. Chris Albanese from Clean Cut Renovation Solution Contractor who will be constructing the patio. Board Member Andrew Horezga asked will there be a door, will there be outdoor steps, and what is the material of the roof? Mr. Albanese responded to Mr. Horezga the door will be placed on the outside of the patio, there will be two to three steps that do not add to the building, and the roof material used will be EPDM a rubber memory roof. Proof of outside agency approvals or letters of no interest for the proposed amendments from the Freehold Soil Conservation District and Middlesex County Planning Board will be waived and do not have to be submitted for approval.

Deviation Required

	<u>Requirement</u>	<u>Proposed</u>
Minimum Rear Yard Setback	25ft	19ft

Chairwoman Szaro asked for a motion to open this portion of the meeting to the public.

Motion by Janet Kern, second by Gary Forshner 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 by Scott Kominkiewicz

Chairwoman Szaro asked for a motion to approve the Bulk Deviation portion of this application subject to all the testimony, all the conditions outlined in the letter from AJV Engineering, Inc. dated November 8, 2021, and all conditioned outlined by Mr. James E. Stahl, Esq.

Motion by Janet Kern, seconded by Gary Forshner. Motion carried: 9-0, 0 abstention

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

200 Broadway / Block 42 Lots 19.01 & 20.01

Please refer to the attached transcript

Mr. Stahl announced that the applicant lawyer Mr. Kenneth Pape, Esq. does not have a court reporter present. Board Secretary Amy Russo will be making a copy of the recording to have delivered to the court report provided by Mr. Pape.

The property is located in the Broadway-Main Street Redevelopment Area. The Property currently has approval for two separate buildings (a four-story and a two-story building) that combined house 22 units and provide 34 parking spaces plus an additional 3 spaces reserved for public parking. The purpose amended application will increase the combined building to 33 units. The proposal is to maintain all the approved site improvements while increasing the two-story building to four stories and connecting the two buildings on an upper story so the building footprints that touch the ground will remain the same. Three Deviations from the Broadway-Main Street Redevelopment Plan are required for the following Maximum Impervious Coverage, Minimum Off-Street Parking, and Density.

Mr. Pape asked for this application hearing to be continued to the January 26, 2022, meeting with no re-notice.

Motion by Gary Forshner, seconded by Jorge Gonzalez-Gomez

**CORRESPONDENCE** – None

**DISCUSSION** – None

Chairwoman Szaro asked for a motion to open the meeting to the public. Motion by Janet Kern, seconded by Jorge Gonzalez-Gomez. With no one from the public wishing to speak, Chairwoman Szaro closed the public portion of this meeting. All in Favor

Chairwoman Szaro announced that the next scheduled would be held on Thursday, December 16, 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 January 26, 2022