

CITY OF SOUTH AMBOY
PLANNING BOARD
VIRTUAL MEETING/MINUTES
December 15, 2022

Members present: Mary Szaro, Thomas Kelly, George Baranowski, Janet Kern, Jorge Gonzalez-Gomez, Gary Forshner, William DeMasi, Andrew Horezga, Robert Paulukiewicz

Members absent: Scott Kominkiewicz, Mayor Fred A. Henry, Council President Michael Gross, Francis Mulvey

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.

Roll call was taken at this time.

Motion by Janet Kern, seconded by William DeMasi, to accept the Minutes of October 26, 2022, Motion carried: 7-0, 2 abstentions.

Chairwoman Mary Szaro then reviewed the evening’s agenda.

RESOLUTIONS

Application: 432-22 – Resolution PB 17-22 Ruzhdi Jusufi
117 -119 S. Pine Avenue / Block 76, Lot 7

Motion by William DeMasi, seconded by Janet Kern to accept the Resolution granting Use Variance, Bulk Variances for Minimum Lot Area, Minimum Lot Width, Minimum Front Yard-South Pine Ave, (2 Front Yards), Minimum Front Yard-Henry Street, Minimum One Side Yard, Maximum Lot Coverage, Maximum Impervious Coverage, Minimum Landscape Coverage, Minimum Distance Between Building, Density Dwelling Units per Acre, Maximum Dwelling Units per Building, Minimum Floor Area per Dwelling Unit, (3), Minimum Off-Street Parking, and Minor Site Plan Approval.

Motion carried: 8-0, 0 abstentions.

Application: 434-22 – Resolution PB 18-22 Gary and Carmela Colfer
328 Portia Street / Block 17, Lots 7, 7.01, & 7.02

Motion by George Baranowski, seconded by Janet Kern to accept the Resolution granting Minor Subdivision and Bulk Variance Approval.
Motion carried: 8-0, 0 abstention.

Application: 428-22 – 19-22 John Vona
530 Catherine Street / Block 85, Lot 10

Motion by George Baranowski, seconded by Andrew Horezga to accept the Resolution granting Dismissing Application without Prejudice.
Motion carried: 8-0, 0 abstention.

DISCUSSION

Application PB# 389-18A – 200 South Broadway, LLC.
200 South Broadway / Block 42, Lots 19.01 & 20.01

Mr. Kenneth L. Pape, Esq. in a letter dated November 22, 2022, to Mr. James E. Stahl Esq. requested that the City of South Amboy Planning Board allow the Applicant pending application to continue unscheduled as the Applicant for 200 South Broadway works out the pending issues. Mr. Pape anticipates being in a position in early 2023 to advise the Planning Board of the arrangements that have been made. The Applicant will be responsible for publishing and noticing the surrounding property owners when a public hearing is scheduled.

Mr. Kenneth L. Pape, Esq. will re-submit new plans to the Planning Board with 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 prior to a Planning Board meeting.

The request for this application was accepted by the Planning Board

101-103 S. Broadway
Block 37, Lot 5

Mr. Jason C. Valetutto, P.E., P.P. discussed a previous meeting held with Matthew Rowack, owner of the Rowack Real Estate Team, who is purchasing the building previously known as the Tel-Tech building located at 101-103 S. Broadway. Mr. Rowack's real estate team will consist of 30 independent contractors that are very busy and active agents, those that come to the office are typically stopping in for 1-2 hours in between home showing and are not required to work from the office as they are not employees. Mr. Valetutto is asking the Planning Board if he has the authority to grant a zoning permit to Mr. Rowack without applying for a parking variance. Mr. Rowack has agreed that the office would be capped at 15 contractors at once in the building. The Planning Board Committee grants Mr. Valetutto the ability to allow this business to open and have street parking. The Planning Board agreed having a flow of customers will be beneficial for the Downtown area of South Amboy. Mr. Rowack must submit zoning permits to proceed with the opening of the Rowack Real Estate Team.

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 Tom Kelly, seconded by George Baranowski to close this portion of the meeting.

Chairwoman Szaro announced that the next scheduled meeting would be held in person on Wednesday, January 25, 2023, 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 25, 2023