

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
April 26, 2023

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, Mayor Fred A. Henry, Janet Kern, George Baranowski, William DeMasi, Andrew Horezga, Francis Mulvey

Members absent: Council President Michael Gross, Thomas Kelly, Gary Forshner,

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

Chairman Jorge Gonzalez-Gomez 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.

Opening Prayer and all recited the Pledge of Allegiance

Roll call was taken at this time.

Motion by Scott Kominkiewicz, seconded by Janet Kern to accept the Minutes of March 22, 2023, Motion carried: 7-0, 1 abstention.

Chairman Jorge Gonzalez-Gomez 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 March 27, 2023, regarding Application 435-22, Paul Ciani recommending **Complete**.

Motion by Janet Kern, seconded by William DeMasi, to accept the recommendation of **Complete** for Application 435-22, Paul Ciani.

Motion carried: 3-0, 0 abstentions.

Application 437-23, Bamrah Realty LLC.

147 S. Pine Avenue / Block 81, Lot 38

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated April 4, 2023, regarding Application 437-23, Bamrah Realty LLC. recommending **Complete.**

Motion by Janet Kern, seconded by William DeMasi, to accept the recommendation of **Complete** for Application 437-23, Bamrah Realty LLC.

Motion carried: 3-0, 0 abstentions.

Application 439-23, John Vona

530 Catherine Street / Block 85, Lot 10

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated April 11, 2023, regarding Application 439-22, John Vona recommending **Complete.**

Motion by Janet Kern, seconded by William DeMasi, to accept the recommendation of **Complete** for Application 439-23, John Vona.

Motion carried: 3-0, 0 abstentions.

Application 440-23, Jose Reyes Camacho

375 Raritan Street / Block 149, Lot 8

Completeness Committee Chairwoman Janet Kern stated that she is in receipt of a letter from AJV Engineering, Inc. dated April 12, 2023, regarding Application 440-23, Jose Reyes Camacho recommending **Incomplete.**

Motion by Janet Kern, seconded by William DeMasi, to accept the recommendation of **Incomplete** for Application 440-23, Jose Reyes Camacho.

Motion carried: 3-0, 0 abstentions.

PUBLIC HEARING

Application 436-22 – 103 N. Broadway

103 N. Broadway / Block 40, Lots 2 & 3

Please refer to the transcript

Chairman Jorge Gonzalez-Gomez recused himself from this application hearing due to the 200ft Radius List of this applicant. Vice-Chairman Scott Kominkiewicz asked for a motion to open this portion of the meeting to the public. Motion by Mayor Fred A. Henry seconded by Janet Kern. With no public to speak on this matter, Vice-Chairman Scott Kominkiewicz asked for a motion to close this portion of the meeting. Motion by Mayor Fred A. Henry seconded by Janet Kern.

Motion by William DeMasi, seconded by Andrew Horezga to approve the Minor Site Plan portion of this application.

Motion denied: carried 1-6, 0 abstentions.

INFORMAL HEARING

Dayton Hess, LLC.

405 Main Street / Block 113, Lot 2

Please see the attached observations to the Board

Donna Jennings Esq. representing this informal hearing for applicant, Ahmed Patel, owner of forty Dunkin Donuts in Central Jersey. Mr. Patel operates over twenty-one drive-thru Dunkin Donuts in Central Jersey. Jason Valetutto, P.E., P.P. asked about the purpose of parking spaces for a drive-thru-only business, parking spaces are for mobile-only orders and employees. Hours of operation would be from 5:00 am -10:00pm with deliveries once daily for donuts before 5:00am and one supply delivery once weekly during peak hours of 2:00pm-4:00 pm in a box truck and all deliveries are between 10-15 mins long. Signage will be typical Dunkin Donuts signs. No traffic study has been generated for this informal hearing. Mr. Valetutto asked if there is any underground tanks or site contamination known due to the prior uses. Mr. Patel confirmed there are no underground tanks or site contamination on this property. There is no foot traffic inside the drive-thru Dunkin Donuts. The only foot traffic will be at the mobile order pick-up window. Scott Kominkiewicz asked how quickly are orders prepared. According to him, orders are prepared in 100-second to 150 seconds intervals. Mr. Patel was asked if he also owns the Dunkin Donuts on Raritan Street, Mr. Patel does not own or have a partnership with Dunkin Donuts. Main Street is a county road and would need County Planning Board Approval. Garbage will be picked up by a hired contractor. The Dunkin Donuts on N. Broadway would be closed and the building will be vacant in town Mr. Patel will re-lease that building because he does not own it. Given the Board Members feedback, Mr. Patel will be looking further into submitting a Planning Board Application. Ms. Jennings mentioned a traffic study and will ask the neighbors for their opinion on what they might like to have on the property.

CORRESPONDENCE – National Lead Redevelopment – Request for “Letter of No Interest” from the City of South Amboy. Sayreville Block: 297, Lot 1, Sayreville Block: 332, Lots: 1-4, Sayreville Block: 333, Lot: 1. Refer to City Planner

DISCUSSION – None

Chairman Jorge Gonzalez-Gomez asked for a motion to open the meeting to the public. Motion by William DeMasi, seconded by Andrew Horezga. With no one from the public wishing to speak, Chairman Jorge Gonzalez-Gomez asked for a motion to close the meeting to the public. Motion by Andrew Horezga, seconded by William DeMasi.

All in Favor

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, May 24, 2023, at 7:00 pm.

Chairman Jorge Gonzalez-Gomez called this meeting to adjourn.

All in favor.

Respectfully submitted,

Amy Russo
Planning Board Secretary
Minutes Approved on May 24, 2023