

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES

May 24, 2023

Members present: Chairman Jorge Gonzalez-Gomez, Mayor Fred A. Henry, George Baranowski, William DeMasi, Andrew Horezga, Gary Forshner
Members absent: Vice-Chairman Scott Kominkiewicz, Council President Michael Gross, Thomas Kelly, Janet Kern, Francis Mulvey
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 Mayor Fred A. Henry, seconded by George Baranowski to accept the Minutes of April 26, 2023, Motion carried: 5-0, 1 abstention.

COMPLETENESS

Application 440-23, Jose Reyes Camacho

375 Raritan Street / Block 149, Lot 8

Completeness Committee Member William DeMasi stated that he is in receipt of a letter from AJV Engineering, Inc. dated May 8, 2023, regarding Application 440-23, Jose Reyes Camacho recommending **complete**.

Motion by William DeMasi, seconded by George Baranowski, to accept the recommendation of **complete** for this application.

Motion carried: 2-0, 0 abstentions.

ANNOUNCEMENT OF APPLICATION CARRIED

Application 435-22, Paul Ciani

349 Ward Avenue / Block 12, Lot 22

Applicant requested that the above-referenced application be carried to the June 28, 2023 meeting. Board agreed that no further notice would be necessary to the neighboring property owners. Proper notice must be served to the itemized entities on their utility listing. All in favor

Application 437-23, Bamrah Realty LLC.

147 S. Pine Avenue / Block 81, Lot 38

Thomas E. Downs IV, Esq. requested that the above-referenced application be carried to June 28, 2023 meeting. Board agreed that no further notice would be necessary to the neighboring property owners. Proper notice in the Home News Tribune must be served. All in favor.

Application 439-23, John Vona

530 Catherine Street / Block 85, Lot 10

Thomas E. Downs IV, Esq. requested that the above-referenced application be carried to June 28, 2023 meeting. Board agreed that no further notice would be necessary to the neighboring property owners. Proper notice in the Home News Tribune must be served. All in favor.

RESOLUTION

Application #431-22, 101 Main Street - In an email correspondence dated May 18, 2023, Applicant's Attorney, Benjamin T. F. Wine, Esq. asked that the Board consider a site plan waiver for the above-mentioned application. Subsequently, Jason C. Valetutto, P.E. P.P., representing AJV Engineering, Inc. recommended that the Board consider the non-substantial changes to the site plan in a letter dated May 24, 2023. Mr. Wine provided a brief overview of the proposed revisions to the Original Site Plans. The revisions included the following: (1) reduction in number of trailer storage stalls from 163 to 153 stalls; (2) addition of electric vehicle charging stations; and (3) revised landscaping, lighting, stormwater management infrastructure and utilities. Motion by George Baranowski, seconded by Gary Forshner to accept the resolution for site plan waiver as written. Motion carried 6-0, 0 abstention.

DISCUSSION

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 re-opened. Board agreed with the following stipulations. The applicant shall (1) submit revised plans, (2) refresh escrow account and (3) provide the Redevelopment agreement with SARA in advance of the hearing.

Motion by Gary Forshner, seconded by George Baranowski to accept this recommendation. Motion carried: 6-0, 0 abstentions.

Litigation

James E. Stahl, Esq announced that the City has a pending litigation.

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 William DeMasi, seconded by Mayor Fred A. Henry.

All in Favor

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, June 28, 2023, at 7:00 pm.

Chairman Jorge Gonzalez-Gomez called this meeting to adjourn.
All in favor.

Respectfully submitted,

Acting Board Secretary Kathryn Kudelka
Minutes Approved on June 28, 2023