

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES

June 28, 2023

Members present: Chairman Jorge Gonzalez-Gomez, Mayor Fred A. Henry, Vice-Chairman Scott Kominkiewicz, William DeMasi, Gary Forshner, Janet Kern, Francis Mulvey
Members absent: George Baranowski, Andrew Horezga, Council President Michael Gross, Thomas Kelly
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.

Chairman Dr. Jorge Gonzalez-Gomez asked for a motion made by Gary Forshner and seconded by Scott Kominkiewicz to accept the Minutes of May 24, 2023, Motion carried 5-0, 2 abstentions.

RESOLUTION

Motion by Mayor Fred A. Henry and seconded by Francis Mulvey to approve the resolution of Planning Board Secretary, Katie Rose Walenty, appointed on June 1, 2023. Motion 7-0. 0 abstentions

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

PUBLIC HEARING

Application 435-22, Paul Ciani

349 Ward Avenue / Block 12, Lot 22

Mr. Paul Ciani was sworn in by Mr. James E. Stahl, Esq. Mr. Jason C. Valetutto confirmed with Mr. Ciani that he received the AJV Engineering Inc. report dated 5/11/2023. Mr. Valetutto shared that Mr. Ciani is adding a small addition to the rear of his house and a small concrete walkway on his existing lot and existing home. Mr. Ciani testified to his reasoning for the addition. Mr. Ciani explained he only has 1 bathroom on the 1st floor and wants to put a 2nd one upstairs. The house is currently a 3-bedroom home. He will take the smallest bedroom and use that to extend the hallway and convert that into a bathroom. The addition that is being added will help to extend the kitchen and make it a 3 bedroom again.

Mr. Valetutto asked Mr. Ciani about the garage in the backyard and the barn door. Mr. Ciani stated he bought the property with it there and it is only storage. He would like to remove it eventually.

Mr. Ciani confirmed that he intends to update the gravel driveway to an asphalt driveway once this project is finished. Mr. Valetutto confirmed that it cannot be expanded when the time comes. Gary Forshner said he wants to make sure there is a condition that Mr. Ciani finishes the driveway.

Mr. Valetutto stated that on Google Earth, it seemed like there was a tree and bushes towards the back northern property line. Mr. Valetutto asked for an explanation of what he is going to do with the bush and tree since he's going to put a fence there. The applicant replied that the neighbor was okay with him removing it and opening it up.

Mr. Valetutto mentioned the attic floor plan does not have a door being installed for the unfinished space and asked if he intends on keeping it open. Mr. Ciani responded that he wants to make a dormer there to make additional space walking up the stairs. Mr. Valetutto stated that the dormer must be part of the existing peak of the roof.

Mr. Valetutto stated that the architect needs to update the plans and requested details on the privacy fence. Mr. Valetutto told Mr. Ciani that if he is granted approval that he is required to get letters of no interest from Freehold Soil Conservation and the Middlesex County Planning Board.

Motion by Scott Kominkiewicz and seconded by Janet Kern to open the meeting to the public. Motion carried 7-0. 0 abstentions.

With no members of the public here to speak, motion by Scott Kominkiewicz and seconded by Janet Kern to close the meeting to the public. Motion carried 7-0. 0 abstentions.

Motion by Gary Forshner and seconded by Mayor Fred A. Henry to approve the application. Motion carried 7-0. 0 abstentions.

Application 437-23, Bamrah Realty LLC.

147 S. Pine Avenue / Block 81, Lot 38

The applicant's attorney, Thomas E. Downs IV, Esq. requested that the above-referenced application be carried to July 26, 2023 meeting with no further notice required. Motion by Gary Forshner and seconded by Scott Kominkiewicz. Motion carried 7-0. 0 abstentions.

ANNOUNCEMENT OF APPLICATION CARRIED

Application 439-23, John Vona

530 Catherine Street / Block 85, Lot 10

Refer to transcript.

Motion by Gary Forshner and seconded by William DeMasi to open this application to the public.

With no members from the public here to speak, motion by Gary Forshner and seconded by William DeMasi to close it to the public. All in favor.

Motion by Gary Forshner and seconded by Scott Kominkiewicz to approve the application. Motion carried 7-0. 0 abstentions.

Application 440-23, Jose Reyes Camacho
375 Raritan Street / Block 149, Lot 8

Pending transcript.

Janet Kern recused herself for this application.

Applicant began their presentation. Thomas E. Downs IV, Esq, attorney for the applicant, requested that the above referenced application be carried to July 26, 2023 meeting with no further notice required. Motion by Gary Forshner and seconded by Scott Kominkiewicz. Motion carried 6-0. 1 abstention.

DISCUSSION- NONE

Janet Kern returned to the board. Motion by Gary Forshner and seconded by Janet Kern to open the meeting to the public.

Mr. Sorin Puschita who resides at 345 Fourth Street, requested to speak to the Board. He claimed that he was denied a permit to build a new enclosed rear porch after the original rear porch was removed due to water damage. After speaking, Mr. James Stahl, Esq provided two options for Mr. Pushita Sorin. He can hire an attorney to appeal against the Zoning Officer or he can file an application with the Planning Board to obtain a variance approval.

Motion by Gary Forshner and seconded by Scott Kominkiewicz to close the public portion of the meeting. All in favor.

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, July 26, 2023, at 7:00 pm.

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

Respectfully submitted,

Katie Rose Walenty
Planning Board Secretary