

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

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, Mayor Fred A. Henry, Council President Michael Gross, William DeMasi, George Baranowski, Andrew Horezga, Gregory Czoch, Michael Greenhaus, Sean Li

Members absent: Janet Kern, Gary Forshner, Francis Mulvey, Janet Kern

Also present: Jason C. Valetutto, P.E., P.P., James 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 which was made by Scott Kominkiewicz and seconded by William DeMasi to accept the Minutes of August 23, 2023. Motion carried 8-0, 2 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

PUBLIC HEARING

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

Refer to transcript.

Motion by Mickey Gross and seconded by George Baranowski to open the meeting to the Public. With no one from the Public to speak, motion by Mickey Gross and George Baranowski to close this portion to the Public.

Motion by George Baranowski and seconded by Andrew Horezga to approve the Bulk Variance. Motion carried 9-0

Application 442-23, Arlen Encarnacion
247 George Street/Block 42, Lot 8

For more details, please refer to audio on the City of South Amboy's website.

Mr. Arlen Encarnacion was sworn in by Mr. James Stahl, Esq. Mr. Encarnacion is seeking approval for the installation of a standard housing door including house addition/enclosure that replaced a bilco door. In addition to the installation of a sink in the basement. The approval for a Variance is needed because he is over the lot coverage. Mr. Stahl asks Mr. Encarnacion about the details of the property. Mr. Encarnacion explained that the basement does not have a kitchen, just a sink and cabinets, there is a full bathroom with shower, toilet and sink, there is no entrance from the first floor to the basement. There is one family consisting of 4 people that live in the main home. There are 2 floors, 1 1/2 bathrooms, 3 bedrooms, and a full kitchen. He has owned it for about 2 years, and he is currently renting it for a year. Mr. Stahl questions Mr. Encarnacion if anyone currently lives in the basement and Mr. Encarnacion states no one lives down there, nor does he have any intention on having someone live there. However, there was a woman living there previously for approximately 3 months in which there was a written lease agreement. Mr. Stahl puts it on the record that she was living illegally because there with no approval for the basement to be rented out and this was a safety issue.

Mr. Encarnacion has a plumbing, electrical and building permit because he remodeled the home after he purchased the property. Mr. Valetutto questions Mr. Encarnacion on the work that he did to the house because Mr. Encarnacion said he remodeled and gutted the house. There was discussion of the type of work that was done because depending on what was done another variance would have been needed because of the zoning requirements. Gregory Czoch, who works for the City of South Amboy in the Building Department, says if nothing structural was moved like walls or stairs then it is fine. The Planning Board made it very clear that the basement would not be able to be rented out and it could only be used for personal use or storage.

After the discussion about the work that was done in the house there was an equipment issue, and the audio recording is not clear.

Discussion was made about if the shower in the basement should be removed from the downstairs or be allowed to stay because it was not approved and not on the architectural plans. Mr. Encarnacion was instructed that it could stay under the condition he has to go to the building department and get a permit and approval.

The Planning Board approves this application on the condition that Mr. Encarnacion may need to raise the height of the stairwell into the basement to meet code, obtain a new building permit for the shower in the bathroom and the basement can never have any occupants.

Motion by Mayor Fred Henry and seconded by Gregory Czoch to approve the Minor Site Plan. Motion carried 9-0.

DISCUSSION- NONE

Motion by William DeMasi and seconded by Scott Kominkiewicz to open the meeting to the Public. With no one from the Public wishing to speak, motion by William DeMasi 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, October 25, 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
Minutes Approved October 25, 2023