

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
November 29, 2023

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, William DeMasi, Janet Kern, Sean Li, Gary Forshner, Gregory Czoch, Andrew Horezga, Michael Greenhaus
Members absent: Mayor Fred A. Henry, Council President Michael Gross, George Baranowski, Francis Mulvey
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 Janet Kern and seconded by Gary Forshner to accept the Minutes of October 25, 2023. Motion carried 9-0, 0 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

RESOLUTION 11-23

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

Motion by Scott Kominkiewicz and seconded by Sean Li to accept the Resolution as written granting Bulk Variance Approval. Motion carried: 7-0, 2 abstentions.

RESOLUTION 12-23

Application: 442-23, Arlen Encarnacion
247 George Street/Block 81, Lot 38

Motion by Janet Kern and seconded by Scott Kominkiewicz to accept the Resolution as written granting Minor Site Plan Approval. Motion carried: 8-0, 1 abstention.

COMPLETENESS

Application: 444-23 Med 601 LLC/Ambient Conditioning LLC

214 S. Feltus Street/Block 84, Lot 2

Completeness Committee Chairwoman Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated November 20, 2023, regarding Application #444-23, Med 601 LLC recommending **COMPLETE**.

Motion by Janet Kern and seconded by William DeMasi to accept the recommendation of Complete for Application #444-23, Med 601 LLC. Motion Carried 2-0, 0 abstentions.

Application: 445-23 Gennaro Artiaco

532 Ridgeway Avenue/Block 150, Lot 18

Completeness Committee Chairwoman Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated November 20, 2023, regarding Application #445-23, Gennaro Artiaco recommending **COMPLETE**.

Motion by Janet Kern and seconded by William DeMasi to accept the recommendation of Complete for Application #445-23, Gennaro Artiaco. Motion carried 2-0, 0 abstentions.

APPLICATION EXTENSION

Application #417-21, Manhattan Beach Phase 1 Urban Renewal

Rosewell Street/Block 161.02, Lots 20, 23, 24, 24.01

Motion by Gary Forshner and seconded by Janet Kern to accept the extension of approval for one year for Application #417-21, Manhattan Beach Phase 1 Urban Renewal. Motion carried 9-0. 0 abstentions.

PUBLIC HEARING

Application #443-23 Awning Concepts & Designs

526 John Street/ Block 78, Lot 21 & 22

Mr. Jim Stahl verified who is the homeowner versus the applicant. The applicant's name is Tracy Hollander Lenahan. Ms. Tracy Hollander Lenahan is the sales manager for Awning Concepts and Design. The applicant is going to speak on behalf of the homeowner. Mr. Jim Stahl asked one of the homeowners to step forward. Mr. Jim Stahl swore in the homeowner, Mr. John Malyshev. Ms. Lenahan explained her company, Awning Concepts and Design, will be installing an enclosed glass sunroom on top of an already existing wood deck and attaching it to the deck and the house. The color of the metal on the sunroom is black, and glass is low e energy efficient glass. The sunroom will be bolted into the framework of the house. Mr. Stahl verifies the applicant understands that once they receive approval from the Planning Board, they will then need to pull the necessary permits from the building department. Ms. Lenahan acknowledged. Mr. Valetutto confirms the applicant received the AJV report dated November 17th. Mr. Valetutto states there was an issue on the site plan because it states, "proposed wood deck" instead of "proposed sunroom". Mr. Valetutto stated that the engineering company that the applicant used will need to provide revised plans that would need to change the plans to show that the deck is already existing and that a sunroom is going to be put on top of the wooden deck. Mr. Stahl asked Ms. Lenahan if the enclosed sunroom would be a full seasonal room to be used by the family for recreational purposes. Ms. Lenahan acknowledges that. Mr. Gary Forshner asked if the sunroom will be climate controlled. Ms. Lenahan confirmed it will have heaters but there are no plans at this time for air conditioning. Ms. Lenahan said the infrared heaters will be mounted on the framework of the sunroom. Mr. Andrew Horezga asked the applicant if there would be any power to open the area up or will it be permanently closed. Ms. Lenahan confirmed it will be a permanently closed structure. Mr. Horezga asked if there would be any gutters on the structure and Ms. Lenahan said there are built in gutters on the framework and the rain will drain down the sides of the framework into the ground under the deck.

Motion by Gary Forshner and seconded by Andrew Horezga to open to the Public. With no one from the Public to speak motion by Gary Forshner, seconded by Janet Kern to close it to the Public.

Motion by Gary Forshner and seconded by Janet Kern to approve the application for a Plot Plan Bulk Variance. Motion carried 9-0. 0 abstentions.

Application #389-18A 200 South Broadway LLC

200 South Broadway/Block Lot

Pending Transcript

Motion by Gary Forshner and seconded by Scott Kominkiewicz to open this application to the Public.

Motion by Gary Forshner and seconded by Scott Kominkiewicz to close it to the Public.

Gary Forshner and seconded by Janet Kern to approve the application for an Amended Preliminary Major Site Plan. Motion carried 9-0. 0 abstentions.

DISCUSSION- NONE

Motion by Scott Kominkiewicz and seconded by William DeMasi to open the meeting to the Public. With no one from the Public wishing to speak, motion by Scott Kominkiewicz seconded by William DeMasi 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, December 20, 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 12-20-2023