

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
June 26, 2024

Members present: Vice-Chairman Scott Kominkiewicz, Gregory Czoch, George Baranowski, Andrew Horezga, Janet Kern, Sean Li, Michael Greenhaus
Members absent: Chairman Jorge Gonzalez-Gomez, Mayor Fred A. Henry, Council President Michael Gross, William DeMasi, Francis Mulvey
Also present: Jason C. Valetutto, P.E., P.P., James E. Stahl, Esq

Vice Chairman Scott Kominkiewicz 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.

Vice Chairman Scott Kominkiewicz asked for a motion which was made by Janet Kern and seconded by Gregory Czoch to accept the Minutes of May 22, 2024. Motion carried 7-0, 0 abstentions.

Vice Chairman Scott Kominkiewicz then reviewed the evenings agenda.

DISCUSSION

The board members discussed the amendment to the Broadway/Main Street Redevelopment area with respect to the address 211 First Street, Block 51, Lot 10.

The recommendation from Jason Valetutto, P.E., P.P, AJV Engineering’s letter dated June 14, 2024, is to amend the property which is currently located in the Broadway Main Street Redevelopment area to the single-family zone. There is interest in wishing to develop it into a single- or two-family home with are both approved uses in the redevelopment plan. However, because of the size of the property only being 50 feet wide by 35.5feet deep, it would create a density variance and a density variance is considered a use variance. In this case, the Planning Board would not be able to hear an application because Use Variances cannot be granted in a redevelopment area. Therefore, if we were to put it in a single-family zone then the owner would have the right to come to the Planning Board to seek a use variance. Mr. Jason Valetutto believes it is an excellent idea. Mr. James Stahl agrees it is legally the appropriate thing to do.

Vice Chairman opened this portion to the Public for comments. With no one wishing to speak, the Public portion was closed.

Motion to approve George Baranowski and seconded by Janet Kern. Motion carried 7-0, 0 abstentions.

RESOLUTIONS

Resolution PB 13-24

Application: 441-23, Mykhaylo Potovoskyy

382 Raritan Street/Block: 150 Lot: 11.02

Motion by George Baranowski and seconded by Gregory Czoch to accept the Resolution as written. Motion carried 6-0, 1 abstention.

Resolution PB 14-24

Parcel Removal: 211 First Street/Block: 51 Lot: 10

Motion by George Baranowski and seconded by Janet Kern to accept the Resolution as written. Motion carried 7-0, 0 abstentions.

COMPLETENESS

Application: 449-24, West Street Partners LLC

405 Main Street/Block 113 Lots: 1 & 2

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated June 11, 2024, regarding Application #449-24 West Street Partners LLC, 405 Main Street recommending **COMPLETE**.

Motion by George Baranowski and seconded by Janet Kern to accept the recommendation of Complete for Application #449-24, West Street Partners LLC. Motion carried 2-0, 0 abstentions.

PUBLIC HEARING

Application: 447-24, Ryan Spadola

508 516 Washington Street/Block 129 Lots: 9 & 10

Review Transcript.

Vice Chairman Scott Kominkiewicz opened the meeting to the Public. With no one wishing to speak, Vice Chairman Scott Kominkiewicz closed the Public portion of the meeting.

Motion to approve application by Janet Kern and seconded by Andrew Horezga. Motion carried 7-0. 0 abstentions.

DISCUSSION- NONE

All in favor.

Vice Chairman Scott Kominkiewicz announced that the next scheduled meeting would be held in person on Wednesday, July 24, 2024, at 7:00 pm.

Chairman Jorge Gonzalez-Gomez called this meeting to adjourn.

All in favor.

Respectfully submitted,

Katie Rose Walenty

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Planning Board Secretary

