

**PLANNING BOARD**  
375 New Brunswick Ave.  
Perth Amboy, New Jersey 08861

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**MINUTES OF THE MEETING  
CITY OF PERTH AMBOY  
PLANNING BOARD**

**WEDNESDAY, MARCH 3, 2010**

The regular meeting was called to order at 7:00 P.M. by Chairperson Maria Garcia.

Salute to the flag (Pledge of Allegiance was said).

Chairperson of the Perth Amboy Planning Board, Maria Garcia, advised the audience that notice of this meeting has been published in The Home News & Tribune and listed on the City of Perth Amboy's web page at [www.ci.perthamboy.nj.us](http://www.ci.perthamboy.nj.us). Notice has been posted on the bulletin board in the City Clerk's office, indicating that tonight's meeting is being held at the Council Chambers, City Hall, 260 High Street, at 7:00 p.m.

**ROLL CALL:**

**Those present:** Chairperson Maria Garcia, Vice Chairperson Karen Kubulak, Mrs. Sharon Nagy-Johnson - Secretary, Ms. Christine Dispenziere, Mr. Edward T. Higgins, Mr. Kurt Rebovich Jr., and Mr. David Szilagyi.

**Those absent:** Mr. Fernando Gonzalez – Councilman, Mrs. Geri Barcheski, and Mayor Wilda Diaz (all excused)

**Planning Board Staff present at the meeting:**

Clifford Gibbons, Esq.  
Jeffrey Rauch, P.E., CME  
Iwona H. Cwiek, Recording Secretary

**TOPICS FOR DISCUSSION:**

Mr. Gibbons, Esq. stated that Barclay Street Associates case has been filled in court and asked for authorization to proceed.

Chairperson Garcia made a motion and was seconded by Vice Chairperson Kubulak to authorize Mr. Gibbons to provide with legal representation in the matter of Barclay Street Associates, LLC.

The motion was voted on and approved by all members.

**CLOSED SESSION:**

Discussion on Harbortown Litigation

**APPLICATIONS:**

**Docket No. 2249E                      Harbortown Terrace, LLC  
   Water & High Streets  
   Block 240; Lots 1 + 1.01**

This applicant is requesting for final subdivision and site plan approval. Applicant proposes to construct 112 dwelling units, as follow: 91 terrace homes, 21 court terrace homes, at northern end a 2,545 square foot warehouse and a recreation area, to include a clubhouse and pool.

Ms. Donna Jennings, Esq. is representing the applicant. She submitted an affidavit of publication and affidavit of service. Ms. Jennings calls her first witness Mr. Michael Pucci, PP, PE. He is sworn-in by Mr. Gibbons, Esq. Mr. Pucci stated that all plans were prepared under his supervision, which were submitted prior to the meeting and reviewed by Feist Engineering as stated in Mr. Feist two reports dated February 25, 2010. Mr. Pucci addressed the following comments: Item 42d, 42e, 43c, 44a (8 page report).

**Public portion:            none**

Mr. Szilagyi made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Ms. Dispenziere. The motion was voted on and approved by the vote of 4 (Ms. Kubulak, Mrs. Nagy-Johnson, Ms. Dispenziere, and Mr. Szilagyi).

**NEW BUSINESS:**

**Mandatory Training for New Board Members and Advance Training for those Board Members who took the first part of the training.**

Training will be held on Saturday, March 20, 2010, at Middlesex Fire Academy, Sayreville from 8:00 AM / 2:00 PM. The following members must attend: Kurt Rebovich, Edward Higgins, Christine Dispenziere, David Szilagyi, Sharon Nagy-Johnson, Karen Kubulak and Maria Garcia.

**MEMORIALIZATIONS:**

**Docket No. 2916      Metro PCS New York, LLC                      Approved      3/2/10**

Memorialization of the above Docket has been moved to the next meeting.

**OLD BUSINESS:**

Vice Chairperson Kubulak report for the Master Plan committee.

**APPROVAL OF THE MINUTES: February 3, 2010**

Mr. Szilagyi made a motion to approve the minutes, and the motion was so moved and seconded by Vice Chairperson Kubulak. The motion was voted on and approved by the vote of 7.

**PAYMENT OF BILLS:**

**Signed Iwona Cwiek's memo for payment of secretarial service for this meeting.**

Mrs. Nagy-Johnson made a motion to approve the payment and the motion was so moved and seconded by Vice Chairperson Kubulak. All Members present were in favor.

**ROLL CALL FOR UPCOMING MEETING:**

Next scheduled regular meeting April 7, 2010 at 7:00 P.M.

**ADJOURNMENT:**

Chairperson Garcia asked for a motion to adjourn the meeting. Mr. Szilagyi made a motion and was seconded by Mr. Higgins. Motion to adjourn the meeting of March 3, 2010 was so moved.

Meeting was adjourned at 8:20 P.M.

Respectfully submitted,



Iwona Cwiek  
Recording Secretary