

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, AUGUST 4, 2010

2010 SEP -2 PM 5: 03
RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY

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. 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, Mr. Fernando Gonzalez - Councilman, Mrs. Geri Barcheski, Ms. Christine Dispenziere, Mr. Kurt Rebovich Jr., and Mr. David Szilagyi

Those absent: Mayor Wilda Diaz (excused)

Planning Board Staff present at the meeting:

Clifford Gibbons, Esq.
Ernest W. Feist, P.E., P.P.
Iwona H. Cwiek, Recording Secretary

TOPICS FOR DISCUSSION:

- A. Discussion of Agenda - none
- B. Suggestion for future topics of discussion - Mr. Szilagyi asked about the meeting's order and their timing.

XC: Mayor W. Diaz
Council
J. Feigenbaum, BA

M. Blenda, Esq.
E. Scala, Dir. Code Enf.
H. Van Eckert, Ex. Dir. PARA

APPLICATIONS:

Docket No. 2924

**Maritime Alliance Group, Inc.
781 State Street
Block 360; Lots 33, 34 & 35**

This applicant is requesting minor site plan approval. The applicant is proposing to change from residential premises to commercial premises, which will be used by applicant to conduct its commercial insurance business.

Mark S. Rothman, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Rothman calls his first witness Mr. Charles Ellwanger, co-owner. He is sworn-in by Mr. Gibbons, Esq. Mr. Ellwanger briefly introduced his business, which is an insurance company insuring boats, ships and their cargos, etc., presently having business in Fords. Maritime Alliance would like to relocate their business to Perth Amboy. Presently they employ five people, during working hours 9 to 5 generally they have up to 3 people in the office; mostly they go to the clients. They need office for the clerical purpose.

Mr. Rothman, Esq. calls his second witness Mr. Angelo J. Valetutto, PE. He is sworn-in by Mr. Gibbons, Esq. Mr. Valetutto stated that he prepared site plans for the application, which is located on Lots 33, 34 and 35 in Block 360 in the C-1 Zone at 781 State Street. The rear of the property fronts on the City of Perth Amboy Bicycle and Pedestrian Trail. The applicant is seeking minor site plan approval to renovate an existing two story masonry residential house with basement for use as a commercial business. The applicant is requesting a variance for insufficient parking, 9 are required, and 6 are provided. Mr. Valetutto addressed his comments to Mr. Feist's engineering report dated May 25, 2010, and requested waivers to the following: Nos. 4, 5, 6, 21, & 22; in regards to No. 16, the applicant agrees to conditional approval – the plans will be revised.

Mr. Rothman, Esq. calls his third witness Mr. Thomas Giegerich, an architect. He is sworn-in by Mr. Gibbons, Esq. Mr. Giegerich stated that he prepared architectural plans entitled "Alterations & Conversion of Existing Residence to Offices" dated March 17, 2010. He described the proposed renovations, which includes changing kitchen into lunchroom and bedrooms into private offices. The basement will be utilized as storage; there will be no conference room. The applicant agrees to provide handicapped access to the bathroom on the first floor and timer on outside lighting.

Public portion:

- Mike Kurt, 785 State Street, asked to place bollards between his property and the applicant's.

The applicant agrees with this request.

Vice Chairperson Kubulak made a motion to approve the application with all conditions set forth and the motion was so moved and seconded by Mrs. Nagy-Johnson. The motion was voted on and approved by the vote of 8 (all members present).

CLOSED SESSION:

Mr. Rebovich made a motion to open closed session and the motion was so moved and seconded by Mr. Szilagyi. All members present were in favor.

NEW BUSINESS: none

OLD BUSINESS:

Discussion on Master's Plan Subcommittee and their meetings.

APPROVAL OF THE MINUTES: June 2, 2010

Vice Chairperson Kubulak made a motion to approve the minutes and the motion was so moved and seconded by Mr. Rebovich. The motion was voted on and approved.

MEMORIALIZATIONS:

Docket No. 2920 PSE&G Approved 5/5/10

Vice Chairperson Kubulak made a motion to approve the resolution and the motion was so moved and seconded by Mrs. Nagy-Johnson. The motion was voted on and approved.

Docket No. 2921 Clear Wireless, LLC Approved 6/2/10

Mr. Rebovich made a motion to approve the resolution and the motion was so moved and seconded by Mrs. Barcheski. The motion was voted on and approved.

Docket No. 2923 T-Mobile Northeast, LLC Approved 6/2/10

Vice Chairperson Kubulak made a motion to approve the resolution and the motion was so moved and seconded by Ms. Dispenziere. The motion was voted on and approved.

PAYMENT OF BILLS:

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

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

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting September 1, 2010 at 7:00 P.M.

ADJOURNMENT:

Chairperson Garcia asked for a motion to adjourn the meeting. Mr. Rebovich made a motion and was seconded by Mr. Szilagyi. Motion to adjourn the meeting of August 4, 2010 was so moved.

Meeting was adjourned at 9:35 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary