

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

WEDNESDAY, FEBRUARY 16, 2011

The regular meeting was called to order at 7:00 P.M. by Vice Chairperson Karen Kubulak.

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

Vice Chairperson of the Perth Amboy Planning Board, Karen Kubulak, 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: Vice Chairperson Karen Kubulak, Mrs. Geri Barcheski, Ms. Christine Dispenziere, Mr. David Szilagyi, and Mr. Thomas Ward

Those absent: Chairperson Maria Garcia, Mr. Fernando Gonzalez – Councilman, Mrs. Sharon Nagy-Johnson - Secretary, Mr. Kurt Rebovich Jr., and Mayor Wilda Diaz (all excused)

Planning Board Staff present at the meeting:

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

APPLICATIONS:

Docket No.2927 **500 High Street, LLC**
500 High Street
Block 238; Lot 2

This applicant is requesting preliminary and final major site plan approval. The applicant is proposing to renovate the existing building. The first floor will be commercial for a restaurant (Pizzeria). The remainder of the building will be converted into twenty-one (21) one bedroom residential dwelling units with parking.

Mr. George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Otlowski stated that the application was presented before Perth Amboy Redevelopment Agency board and they passed the resolution in favor of this application. The following witnesses are sworn-in by Mr. Clifford Gibbons: Mr. Angelo J. Valetutto, PE, PP, and Karim Arzadi, owner and applicant.

Mr. Otlowski calls his first witness Mr. Valetutto. He stated the applicant is seeking preliminary and final major site plan approval to renovate an existing vacant 3 story with basement building. A portion of the first floor will be utilized as a take-out restaurant and the remainder will be developed into 21 one-bedroom apartments. A parking garage is proposed for the basement level. The upper 2 levels will be apartments. A garden is planned for the roof area over the take-out restaurant. The applicant's parking stall count on the plan is based on 1.5 spaces per residential unit and 2.5 spaces per 1,000 sq. ft. of floor area for retail resulting in 34 spaces required. The subject property is located at 500 High Street in Subarea 2-2 of the S-2A Special Use Zone. This area, as described in Focus 2000, is to be comprised of residential, commercial, retail and recreational components.

Mr. Valetutto stated that they appeared before PARA board in December 16, 2010, and the application was approved.

Vice Chairman Kubulak stated that she reached to PARA today and they did not confirm this information.

Mr. Gibbons stated that the easement paperwork was properly filled.

Mr. Valetutto testified that the applicant's calculation for the proposed parking count was based on 21 multi-family dwelling units at 1.5 spaces per unit and 2.5 spaces per 1000 sq. ft. of retail space. The number of spaces required for the multi-family dwelling units is 32.

Mr. Louis Seminski, Scortino's restaurant representative is sworn-in by Mr. Gibbon. He stated that the application is for a take-out restaurant. Preliminary it will be delivery only or pickup. The restaurant will be without seats and will have 2 employees. In addition, there will be about 2 delivery personnel. They are in agreement to provide additional signage for parking for restaurant only.

Mr. Barry Rosengarten, the seller, is sworn-in by Mr. Gibbons. He stated that the property easement agreement was filled. He is in agreement to put board on board fence.

The board asked questions in regards to #3 Mr. Feist report: "The chart provided on sheet 1 of 4 shows 10 one-bedroom units which are less than the required 700 sq. ft. of gross floor area per dwelling. The plans shall be revised, else a variance requested."

In the applicant's opinion a physical design of the building does not allow to widen the existing columns.

The application has been carried, without further notices, to the next meeting, March 2, 2011, to produce additional witnesses.

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 Mr. Szilagyi. All Members present were in favor.

ADJOURNMENT:

Vice Chairperson Kubulak asked for a motion to adjourn the meeting. Ms. Dispenziere made a motion and was seconded by Mr. Szilagyi. Motion to adjourn the meeting of February 16, 2010 was so moved.

Meeting was adjourned at 8:45 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Iwona Cwiek".

Iwona Cwiek
Recording Secretary