

PLANNING BOARD
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Perth Amboy, New Jersey 08861

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

WEDNESDAY, MARCH 2, 2011

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, Mr. David Szilagyi, and Mr. Thomas Ward

Those absent: Ms. Christine Dispenziere, 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

TOPICS FOR DISCUSSION: none

APPLICATIONS:

Docket No. 2936 Michael & Zhanna Libis, MD – has been carried to the next meeting with full re-notice

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.

Continuation from February 16, 2011 Meeting.

Chairperson Garcia and Councilman Gonzalez stated that they reviewed a tape from the February 16, 2011 meeting.

Mr. Clifford Gibbons sworn-in Ms. Helga Van Eckert, Director of PARA. She stated that at the December 10, 2010 meeting she asked the applicant for the revised plan and when they came back they withdrawn the parking lot reconfiguration. Also, PARA asked the applicant to resolve any environmental issues before submittals of any permits. This is special use Zone S2B which allows minimum of 500 SF units.

Vice Chairperson Kubulak asked to clarify the restaurant issue: take out or sit down.

Ms. Van Eckert stated that any approvals conditions prior environmental cleanup. It is pre-existing structure, there is no detriment having three parking spaces in front of the building.

Mr. Feist stated that PARA has requested that any approvals conditions prior environmental cleanup approvals.

Mr. George Otlowski, Jr., Esq. is representing the applicant. Mr. Otlowski stated that the applicant's architect made some adjustments, based on the Board's comments that the apartments are less than the required 700 sq. ft. of gross floor area per dwelling.

Mr. Otlowski calls his first witness Mr. Shean Chang Wang, an architect. He is sworn-in by Mr. Clifford Gibbons. Mr. Wang submitted Exhibit A1 – Revised Architectural Plan. He stated that on the revised plan all units are 700 sq. ft. He achieved that by reducing the size of the hallways and larger apartments. Also, all units are one bedroom. On the outside, the building will be stucco with similar look to the school across the street. A garden is planned for the roof area over the take-out restaurant.

In response to the question regarding landscaping, Mr. Valetutto stated that they have not enough space behind the building for the landscaping. There will be a buffer along the property.

The deed will be restricted to one bedroom apartments only.

Public portion: none

Mr. Gonzalez made a motion to approve the application with the conditions set forth (applicant will comply with Mr. Feist report dated December 28, 2010 except for Item #3; no tables in the restaurant – takeout only; signage for parking spaces for restaurant and dwelling units; deed restriction to one bedroom only; only 21 one-bedroom units; the site will be remediated with compliance with DEP – NFA letter from DEP required; also subject to standard conditions). The motion was so moved and seconded by Vice Chairperson Kubulak. The motion was voted on and approved by the vote of 6 (Garcia, Kubulak, Gonzalez, Barcheski, Szilagyi and Ward) to 1 abstention (Nagy-Johnson was not present at the previous meeting and did not review the tape recording).

Docket No. 2937 Gil & Guillermo Rodriguez
198 Fayette Street
Block 152; Lots: 10, 11, 22 & 23

This applicant is requesting minor site plan approval. The applicant is proposing to construct an addition to the vacant portion of the existing building. The propose use of this addition will be for retail or commercial use.

Kevin Morse, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Morse calls his first witness Mr. Gil Rodriguez, the owner. He is sworn-in by Mr. Clifford Gibbons. Mr. Rodriguez stated that the family owns the business since 1995. He is speaking on behalf of his father because of the language barrier. They intend to construct an addition to an existing commercial building. The portion of the building fronting on Fayette Street is currently vacant. The portion of the building fronting on New Brunswick Avenue is currently being used as retail space. The proposed use of the building is 2 separate retail/commercial spaces both fronting on Fayette Street.

Mr. Morse calls his second witness Mr. Jason Valetutto, PP, PE. He is sworn-in by Mr. Clifford Gibbons. Mr. Valetutto described the site as exists – the subject property fronts on both Fayette Street and New Brunswick Avenue. The subject property is located in the C-2 Central Business Zone. He submitted Exhibit A1 – Elevation on Fayette Street. Mr. Valetutto addressed Mr. Feist report dated January 25, 2011. He agrees to all Items except: - #14 & #18 – waiver requested.

Public Portion:

- Billy Delgado – spoke in favor of the application
- Mayor Diaz – also spoke in favor of the application

Vice Chairperson Kubulak made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Councilman Gonzalez. The motion was voted on and approve by the vote of 6 (Garcia, Kubulak, Nagy-Johnson, Gonzalez, Barcheski, and Szilagyi).

CLOSED SESSION: none

NEW BUSINESS: none

OLD BUSINESS: none

APPROVAL OF MINUTES:

January 5, 2011, Regular Meeting

Mr. Szilagyi made a motion to approve the minutes and the motion was so moved and seconded by Mrs. Barcheski. The motion was voted on and approved. Vice Chairperson Kubulak, Nagy-Johnson abstained.

February 16, 2011, Special Meeting

Vice Chairperson Kubulak made a motion to approve the minutes and the motion was so moved and seconded by Mr. Szilagyi. The motion was voted on and approved. Nagy-Johnson and Councilman Gonzalez abstained.

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.

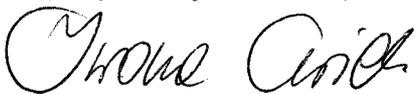
MEMORIALIZATIONS: none

ADJOURNMENT:

Chairperson Maria Garcia asked for a motion to adjourn the meeting. Vice Chairperson Kubulak made a motion and was seconded by Mrs. Barcheski. Motion to adjourn the meeting of March 2, 2010 was so moved.

Meeting was adjourned at 9:30 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary