



**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT**

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**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT**

MINUTES OF THE MEETING

THURSDAY, JULY 8, 2010

The meeting was called to order at 7:00 P.M. by Chairman Ward.

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

The Chairman of the Perth Amboy Board of Adjustment, Thomas Ward advised the audience that notice of this meeting has been filed with the Home News Tribune, The Star Ledger, City of Perth Amboy's web page at www.ci.perthamboy.nj.us and 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: Chairman Thomas Ward, Ms. Susan Batista, Mrs. Leslie Dominguez Rodriguez, Mrs. Yvonne Everett, Mr. P. Roman, Ms. Lisa Nanton, and Ms. Linda Cruz

Those absent: Vice Chairman Michael Savoia, Dr. Craig R. Mattoon, and Mr. Stanley Progacky (all excused),

Zoning Board Staff: Alfred J. Petit-Clair, Jr., Esq.
Ernest W. Feist, P.E., P.P.
Iwona H. Cwiek, Recording Secretary

NEW BUSINESS:

Chairman Ward announced Board of Adjustment three extensions: Ward, Dominguez Rodriguez and Roman and two new alternates: Nanton (1st alternate) and Cruz (2nd alternate).

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APPLICATIONS:

Docket No. 2912
new notices required

Tarlochan Grewal – has been carried to the next meeting;

Docket No. 2913

Vincenzo Castronovo
473-477 Miller Street
Block 250; Lots 1, 2, & 15.01

This applicant is requesting minor subdivision and use variance approval. Applicant proposes to subdivide the lot to create three lots. The first lot will remain the same with the existing seven (7) family dwelling units and the new created lot will have a newly constructed single-family dwelling unit for a combine total of eight (8) dwelling units. The Board heard this applicant on July 10, 2009 with a denial (Docket 2886).

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 calls his first witness Mr. Angelo J. Valetutto, PE, PP. He is sworn-in by Mr. Petit-Clair. Mr. Valetutto stated that he prepared site plan drawings entitled "Proposed Subdivision for ABV, LLC, dated April 7, 2007". Mr. Valetutto stated that the property is located on the west side of Miller Street between William Street and Gold Street within the R-25 zoning district. The applicant is seeking a Use Variance, Preliminary and Final Major Site Plan approval and Preliminary and Final Subdivision approval with proposed and existing bulk variance. These approvals are sought for the subdivision of three lots into 3 lots and the construction of a single family residence in addition to the seven (7) existing residential units that will remain for a total of eight (8) residential units. The existing Lot 1 contains two (2) existing structures with a total of five (5) residential units. The existing Lot 2 contains one (1) structure with two (2) residential units. The existing Lot 15.01 is vacant. The proposed improvements include the construction of a single family residential structure, construction of an 18 feet wide driveway separating the new structure from the existing structures and designation of 2 play areas. The existing 3 family dwelling and the existing 2 family dwelling on Lot 1 is an existing non-conforming use condition in this zoning district and contains bulk variances. Existing Lot 2 containing an existing 2 family dwelling has bulk variances and no improvements or changes to the lot are proposed. Existing Lot 15.01 is a vacant lot with encroachments from Lot 1. The applicant is proposing 5 off-street parking spaces. The applicant will comply with Mr. Feist report of November 4, 2009.

Public portion: none

Mr. Roman made a motion to approve the application with conjunction with Mr. Feist's report and conditions set forth and the motion was so moved and seconded by Mrs. Everett.

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The motion was voted on and the application was denied by the vote of 3 "No" (Ward, Batista & Nanton), 3 "Yes" (Everett, Dominguez Rodriguez, & Roman), and 1 abstention (Cruz).

MEMORIALIZATIONS:

Chairman Ward made a motion to approve the resolution to reimburse Iwona Cwiek, Recording Secretary, for the purchase of the supporting equipment for the new recording system in the amount of \$37, and the motion was so moved and seconded by Mrs. Dominguez Rodriguez. All members present were in favor.

APPROVAL OF MINUTES: June 10, 2010

Chairman Ward made a motion to approve the minutes and the motion was so moved and seconded by Ms. Batista.

The motion was voted on and approved.

ROLL CALL FOR UPCOMING MEETING:

Regular meeting is scheduled on August 12 2010, at 7:00 P.M.

ADJOURNMENT:

Chairman Ward asked for a motion to adjourn the meeting. Ms. Batista made a motion and was seconded by ~~Vice Chairman Savoia~~ *Mr. Roman*.

Motion to adjourn the meeting of July 8, 2010 was so moved.

Meeting was adjourned at 7:45 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary