



Wilda Diaz, Mayor

**CITY OF PERTH AMBOY  
PLANNING BOARD**  
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George Szetela, Esq.  
Jamie Rios, Administrative Official

**CITY OF PERTH AMBOY  
PLANNING BOARD**  
**MINUTES OF THE MEETING**  
**WEDNESDAY, MARCH 4, 2009**

The 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, Mrs. Joann Jimenez, Tax Assessor, Mr. F. Gonzalez, Councilman, Ms. C. Dispenziere, Mr. David Silagy, and Mayor Wilda Diaz

**Those absent:** none

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

Ernest W. Feist, P.E., P.P.  
George Szetela, Esq.  
Iwona H. Cwiek, Recording Secretary

**NEW BUSINESS:**

**Discussion of the City of Perth Amboy Master Plan**

Mr. Szetela stated that the Board should form a sub-committee to review the Master Plan.



improvements. The applicant is seeking variance a. Minimum Rear Yard Setback: 25' required – 12.5' proposed & 5' proposed; b. Minimum Off-Street Parking: 12 spaced required – 3 spaces provided. The applicant agrees to conform to Mr. Feist report dated February 27, 2009; therefore applicant agrees that the restaurant will consist of 1,444 sf and the residential 700 sf.

**Public portion:**

- Richard Piatkowski, 142 Gordon Street, stated that there is a parking problem.
- Mr. Valera stated that there is a need for businesses in Perth Amboy, but there is a big parking issue.

Mrs. Jimenez made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Mayor Diaz.

The application was voted on and approved by the vote of 4 to 3 abstained.

**Docket No. 2904**

**Omni Point Communication, Inc.  
313 State Street  
Block 125; Lot 14**

This applicant is requesting conditional use permit and minor site plan approval. Applicant proposes to co-hand nine (9) antennas to the existing commercial building.

Ms. Marlene Eickemeyer, Esq. is representing the applicant. She submitted an affidavit of publication and affidavit of service prior to the meeting.

Ms. Eickemeyer calls her first witness Mr. Norman Alam, PE, Radio Frequency Specialist. He is sworn-in by Chairperson Garcia. Mr. Alam submitted the following exhibits and described in details the coverage area which will be provided by this particular site:

- Exhibit A1 – Map with existing Omni Point coverage
- Exhibit A2 – Antenna Site FCC RF Compliance Assessment and Report dated November 5, 2008

Mr. Alam stated that the applicant seeks minor site plant approval to install nine (9) panel antennas on the rooftop of the existing commercial building together with the related equipment cabinets. No variances are created as part of this application.

Ms. Eickemeyer calls her second witness Mr. Timothy Kronk, PP. He is sworn-in by Chairperson Garcia. Mr. Kronk stated that the proposed application is located within the C-2 zone and telecommunication facility is conditionally permitted within the C-2 zone when co-hung on existing facilities and camouflaged. The proposed antennas will be co-hung and painted to match the background of the existing structure. Mr. Kronk submitted the following exhibits:

- Exhibit A3 – Photo board: view from intersection of Hobart & State Streets
- Exhibit A4 – Photo board: view from intersection of New Brunswick & Jefferson
- Exhibit A5 – Photo board: view from Jefferson Street

**Public portion: none**

Application has been carried without further notice to the next meeting for more testimony.

**Docket No. 2906**

**Menepe Corp.  
450 Fayette Street  
Blocks & Lots various**

This applicant is requesting Preliminary and Final Major Site Plan Approval. Applicant proposes additions to the existing cooler building and re-alignment of existing retaining wall and site modifications related thereto at and for the existing business use.

***Mayor Diaz and Councilman Gonzalez excused themselves from this portion of the meeting.***

Kevin Morse, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service. Mr. Morse calls his first witness Mr. Joseph Vicini, Plan Manger. He is sworn-in by Chairperson Garcia. Mr. Vicini stated that he is employed by Menepe for the 6 years. He explained the reason to build additional storage for the facility, which is to increase the production. He also submitted Exhibit A1 – Color Site Rendering. Mr. Vicini in general described vehicle circulation of the facility and stated day to day operations.

Mr. Morse calls his second witness Mr. Ron Sadowski, PE. He is sworn-in by Chairperson Garcia. Mr. Sadowski submitted Exhibit A2 – Elevation of the Site. Mr. Sadowski described the existing site and stated that the applicant is seeking preliminary and final major site plan approval for the proposed expansion of the existing refrigeration building on the subject parcels with modification to adjacent areas. The Bulk Variances created by this application include: a. Minimum Front Yard Setback: 50' required – 14.9' existing – 10' proposed; b. Minimum One Side Yard Setback: 40' required – 18.5' existing – 14.2' proposed. Mr. Sadowski also stated that the applicant will comply with Mr. Feist report dated February 24, 2009.

Mr. Morse calls his third witness Mr. Angelo J. Valetutto, PP, PE. He is sworn-in by Chairperson Garcia. Mr. Valetutto testified from the planning stand point of view and addressed bulk variances that are created by this application.

**Public portion:**

- Mr. Valera spoke in favor of the application.
- Mr. Piatkowski also expressed his appreciation for the applicant.
- Mr. Rick Bredeman asked question about traffic pattern.

Vice Chairperson Kubulak made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Mrs. Nagy-Johnson.

All Members present were in favor.

**APPROVAL OF THE MINUTES: February 4, 2009**

Mrs. Nagy-Johnson made a motion to approve the minutes and the motion was so moved and seconded by Mrs. Jimenez.

The motion was voted on and carried.

**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 Mrs. Jimenez.

All Members present were in favor.

**ROLL CALL FOR UPCOMING MEETING:**

Regular meeting March 4, 2009 at 7:00 P.M.

**PUBLIC PORTION:**

Members of the Board discussed the following:

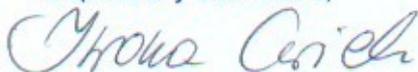
- Executive session of the Board
- Schedule of the Agenda

**ADJOURNMENT:**

Chairperson Garcia asked for a motion to adjourn the meeting. Vice Chairperson Kubulak made a motion and was seconded by Mrs. Jimenez. Motion to adjourn the meeting of March 4, 2009 was so moved.

Meeting was adjourned at 10:35 P.M.

Respectfully submitted,



Iwona Cwiek  
Recording Secretary