
PLANNING BOARD

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

TUESDAY, JANUARY 7, 2014

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

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

Mr. Clifford Gibbons, Esq. 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 Christine Dispenziere, Mr. Kurt Rebovich Jr. - Secretary, Mr. William Petrick – Councilman, Mr. David Szilagyi (came @ 7:25 pm), Mr. Steven Nascimento, Ms. Lissette Martinez, and Mr. S. Diaz

Those absent: Chairperson Maria Garcia, Ms. Karen Kubulak, Mrs. Maria Farber, and Mayor Wilda Diaz (excused)

Planning Board Staff present at the meeting:

Jamie Rios, Administrative Officer
Clifford Gibbons, Esq.
Jeffrey Rauch, P.E., P.P.
Iwona Cwiek, Recording Secretary

NEW BUSINESS:

Re-Organization of the Board has been postponed to the next month. Vice Chairperson Dispenziere made a motion to carry the re-organization and the motion was so moved and seconded by Councilman Petrick. All members present were in favor.

APPLICATIONS:

**Docket No. 2980 Hobart Plaza Realty, LLC
280 Hobart Street
Block 58; Lots 21, 22, 23
Block 59; Lots 4 & 5**

The applicant is requesting for Preliminary and Final Major Site Plan.

Mr. James Clarkin, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Clarkin gave a brief overview on this application.

Mr. Clarkin calls his first witness Mr. Parush Patel, managing member of the Hobart Plaza Realty. He is sworn-in by Mr. Gibbons. Mr. Patel stated that there are two properties involved in this application, 280 Hobart Street and 154 Market Street and corner of Hobart Str. He owns the property with his brother since 2002; right now the building is totally unoccupied. This property is included in the City's Focus 2000 Redevelopment Plan and Mr. Patel signed redevelopment agreement with PARA dated December 3, 2013, submitted as Exhibit A1. Mr. Patel is proposing to renovate the five floors of an existing build at 280 Hobart Street and convert floors 2 through 5 from general offices to 36 residential apartments. There will be 9 apartments per floor with 8 one-bedroom units and 1 two-bedroom unit. The existing commercial use will continue on the first floor. Property at 154 Market Street will remain as a parking lot; there will be improvement to it. Because there are not enough parking spaces on combined lots, Mr. Patel signed Parking Lease Agreement with Parking Authority (Exhibit C to the agreement with PARA) for the parking at Jefferson Street. There will be a deed restriction for property at 154 Market Street stating that this property will remain as a parking lot for 280 Hobart Street property. The tenants will not seek City's parking permits. There are 2 handicapped parking spaces at Hobart Street.

Mr. Clarkin calls his second witness Mr. Ronald Kacmarshky, PA. He is sworn-in by Mr. Gibbons. Mr. Kacmarshky stated that he prepared architectural plans for the proposed application. He submitted the following exhibits:

Exhibit A2 – Existing & Proposed Front Elevation

Exhibit A3 - Board with Photographs of Hobart Street Property and Parking Lot on 154 Market Street

Exhibit A4 – Floor Plan

Mr. Kacmarshky stated that the applicant will maintain the existing building, the elevation will be power washed and cleaned. The windows will be replaced with high efficiency windows in the residential units on Floor 2 thru Floor 5. All signage on first floor commercial use will comply with the City Ordinance. There will be an elevator for the tenants.

Mr. Clarkin calls his third witness Mr. Angelo J. Valetutto, PE, PP. He is sworn-in by Mr. Gibbons. Mr. Valetutto stated that he prepared Major Site Plan for Hobart Plaza Realty. He also submitted Exhibit A5 – Set of 3 drawings of the Proposed Site Plan. The parking area at 154 Market Street will be re-paved and lighting will be provided. The paving area at the 280 Hobart will be also re-paved. The total of 40 parking spaces will be provided. The applicant will conform to the Feist Engineering report dated January 3, 2014, except Item 4d. Mr. Valetutto addressed bulk variances and provided C-2 analysis.

Public Portion: none

Mr. Rebovich made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and

approved by the vote of 6 (Dispenziere, Rebovich, Petrick, Nascimento, Martinez, S. Diaz).

Docket No. 2987 Gerdau Ameristeel Perth Amboy, LLC
225 Elm Street
Block 13 & 14; Lots: 1, 1.01, & 1

The applicant is requesting for Major Preliminary and Final Site Plan approval. The applicant is proposing to build a 60' x 150' metal building, which will be used to fabricate/bend steel.

Mr. Steven Barcan, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Barcan introduced the application and stated that Gerdau Ameristeel won a renovation of the Tappan-Zee Bridge project and will provide steel for it.

Mr. Barcan calls his first witness Mr. Michael Woskey, Planner Engineer and Manager with Gerdau. He is sworn-in by Mr. Gibbons. Mr. Woskey submitted the following exhibits:

- Exhibit A1 – Plan of the proposed building
- Exhibit A2 – Grading Plan
- Exhibit A3 – Elevation drawing of the proposed building

Mr. Woskey stated that with upcoming project at the Tappan-Zee Bridge they need more space to hold all the steel. They are proposing to construct a 60 feet by 150 feet metal building which will be used to fabricate/bend rebar. The rebar will be produced at the Sayreville facility and bring to Perth Amboy. After cutting to the size and bending the product will be send via trucks to the galvanize facility in Newark and then bring back to Perth Amboy. All the traffic bringing the product will be coming thru Riverview Drive and then loaded onto barges for removal from the site. Approximately 12 – 15 trucks will enter the site daily. They anticipate providing 16 more jobs; currently there are 75 employees at the Perth Amboy facility.

Mr. Barcan calls his second witness Mr. Robert Perla, PE. He is sworn-in by Mr. Gibbons. Mr. Perla stated that the existing 93 acre site contains a closed steel manufacturing plant. The new 9,000 SF building will be accessed from Elm Street and employee parking will be in an existing parking lot (200 parking spaces) adjacent to Elm Street. The new building will contain an open floor plan and the employee will utilize existing restroom facilities in adjacent Building 51. The building will have no utilities except for electricity. The applicant will comply with Feist Engineering report dated December 27, 2013.

Public Portion:

- Ms. Adelis, owns property on Market Street; her question and concern is the health issue, wants to know if this production will be a health risk to the neighbors

Mr. Woskey responded that this operation will not cause any health risks.

Councilman Petrick made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Mr. Rebovich. The motion was voted on and approved by the vote of 7 (Dispenziere, Rebovich, Petrick, Szilagyi, Nascimento, Martinez, S. Diaz).

CLOSED SESSION: none

MEMORIALIZATIONS: none

Docket No. 2972 Aleksander & Lukasz Grzech Approved 10/2/2013
memorialization has been carried to the next meeting

Docket No. 2977 Viridian Partners, LLC Approved 10/2/2013
memorialization has been carried to the next meeting

Docket No. 2981 Buckeye Perth Amboy Terminal, LLC Approved 11/6/2013
Mr. Szilagyi made a motion to approve the resolution and the motion was so moved and seconded by Mr. Rebovich. All members present were in favor.

Docket No. 2987 Gerdau Ameristeel Perth Amboy, LLC Approved 01/7/2014
Mr. Szilagyi made a motion to approve the resolution and the motion was so moved and seconded by Councilman Petrick. All members present were in favor.

OLD BUSINESS:

Mr. Rauch stated that the Master Plan Recreation Report needs resolution.

NEW BUSINESS:

Vice Chairperson Dispenziere requested from Mr. Rios to put together 2014 budget and summary of 2013 budget for the next meeting.

APPROVAL OF MINUTES: November 6, 2013

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

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: February 5, 2014, at 7:00 P.M.

ADJOURNMENT:

Vice Chairperson Dispenziere asked for a motion to adjourn the meeting. Mr. Rebovich made a motion to adjourn the meeting and was seconded by Councilman Petrick. Motion to adjourn the meeting of January 7, 2014, was so moved.

Meeting was adjourned at 9:35 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary