
PLANNING BOARD

375 New Brunswick Ave.
Perth Amboy, New Jersey 08861

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

TUESDAY, MARCH 5, 2014

The regular meeting was called to order at 7:10 P.M. by Chairperson Maria Garcia

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: Chairperson Maria Garcia, Vice Chairperson Christine Dispenziere, Mr. William Petrick – Councilman, Ms. Karen Kubulak Mr. David Szilagy (came @ 7:25 pm), Mr. Steven Nascimento, Ms. Lissette Martinez, and Mr. S. Diaz

Those absent: Mr. Kurt Rebovich Jr. - Secretary, Mrs. Maria Farber, and Mayor Wilda Diaz (all 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:

2013 Perth Amboy Planning Board Re-organization

- **Nomination for Planning Board Chairperson**
Councilman Petrick made a motion to nominate Mrs. Maria Garcia and the motion was so moved and seconded by Ms. Dispenziere. The motion was voted on and approved by the vote of 5 to 1.

- **Nomination for Planning Board Vice Chairperson**
Chairperson Garcia made a motion to nominate Ms. Christine Dispenziere and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved by the vote of 6.
- **Nomination for Planning Board Secretary**
Chairperson Garcia made a motion to nominate Mr. Steven Nascimento and the motion was so moved and seconded by Vice Chairperson Dispenziere. The motion was voted on and approved by the vote of 6.
- **Appoint or reappoint Board Attorney**
Chairperson Garcia made a motion to appoint Mr. Clifford Gibbons, Esq. and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved by the vote of 7.
- **Appoint or reappoint Board Engineer and Planner**
Councilman Petrick made a motion to reappoint Mr. Ernest Feist, PE, PP and the motion was so moved and seconded by Vice Chairperson Dispenziere. The motion was voted on and approved by the vote of 7.

MEMORIALIZATIONS:

Docket No. 2249F Harbortown Terrace, LLC Approved 10/16/2013

Mr. Szilagyi made a motion to approve the resolution and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved (Petrick, Szilagyi, Martinez & Diaz).

OLD BUSINESS:

Vice Chairperson Dispenziere requested to move presentation of 2014 budget and summary of 2013 budget for the next meeting.

Vice Chairperson Dispenziere excused herself from this portion of the meeting.

APPLICATIONS:

**Docket No. 2990 New Cingular Wireless PCS, LLC
800 Albert Street
Block 378.01; Lots 21, 22, 23**

The applicant is requesting for a Minor Site Plan approval. Applicant is installing 1 antennas and equipment on existing water tower.

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

Mr. Quinn calls his first witness Mr. Chad Schwartz, PE. He is sworn-in by Mr. Gibbons. Mr.

Schwartz described, based on the sheet Z3 of the Site Plans, the proposed location of the 12 panel antennas and related appurtenances on the existing tank. The applicant will also construct a shelter near the base of the tank. Also proposed is a natural gas generator for the project. The proposed application is located within the C-1 Neighborhood Business Zone. The applicant will comply with Feist Engineering report dated January 29, 2014.

Public Portion: none

Councilman Petrick made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Ms. Kubulak. The motion was voted on and approved by the vote of 7.

**Docket No. 2988 Housing Authority of P.A.
Convery Blvd. & Chamberlain Ave.
Block 399.04; Lot: 1**

The applicant is requesting for Minor Subdivision and Amended Preliminary & Final Major Site Plan Approval. Applicant proposes to construct three (3), three story (3-story) apartment building consisting of 70 units of residential and a 2,250 s.f community room.

Mr. Michael Bruno, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Bruno introduced the application

Mr. Bruno calls his first witness Mr. Douglas Dzema, Executive Director of the Housing Authority of the City of Perth Amboy. He is sworn-in by Mr. Gibbons. Mr. Dzema gave a brief introduction on the subject application and stated that they had a numerous community meetings with residents and they incorporated their ideas in the plans.

Mr. Bruno calls his second witness Mr. Jeff Lanza, PE, PP. He is sworn-in by Mr. Gibbons. Mr. Lanza described the site based on the following submitted exhibits:

- A1 – Aerial Map of the Site
- A2 – Drawings of the Site as Exists Now
- A3 – Rendering of the Site Plan
- A4 – Set of Drawing of the Site Plan
- A5 – Demolition Plan
- A6 – Fire Truck Circulation
- A7 – Fire Truck Circulation Bldg. 2 & 3
- A8 – Garbage Truck Movement

Mr. Lanza stated that the application seeks Minor Subdivision approval to crate 2 lots from existing Lot 1 in Block 399.04. The subject tract was most recently the site of a low and moderate income residential use, known as Delaney Homes. Several of the existing buildings have been demolished, 3 of the remaining unoccupied residential buildings and the existing community center building will be demolished with this project, 6 of the existing unoccupied residential buildings will remain and the infrastructure will remain. The 15.69 acre tract has frontages on Convery Boulevard, Dorothy Avenue to the south and Chamberlain Avenue to the north. The site is located in the Special Use Zone 3-D. One lot, which fronts on Chamberlain Avenue, will contain 11.74 acres.

The application received Preliminary approval for 70 residential units within 3 three-story buildings under Docket No. 2970 in 2012. Mr. Lanza addressed all issues in Feist Engineering report dated February 3, 2014, and stated that the applicant will comply with it.

Mr. Bruno calls his third witness Mr. James Haley, PA. He is sworn-in by Mr. Gibbons. Mr. Haley submitted the following exhibits:

- Exhibit A9 – Block 1 Perspective
- Exhibit A10 – Block 2 Perspective
- Exhibit A11 – Block 3 Perspective
- Exhibit A12 – Site Plan Submission

Mr. Haley described the proposed 70 units and proposing 2200 SF Community Center. Mr. Haley described in details the architectural components of each the buildings.

Ms. Lissette Martinez excused herself from this portion of the meeting.

Mr. Bruno calls his third witness Ms. Lara Schwaiger. She is sworn-in by Mr. Gibbons. Ms. Schwaiger answered questions regarding the water meters.

Public Portion:

- Joe Pabon, 437 Ashely Str., spoke in favor of the application

Ms. Kubulak 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.

CLOSED SESSION: none

APPROVAL OF MINUTES: January 7, 2014

Mr. Szilagyi 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 (Garcia & Kubulak abstained).

ROLL CALL FOR UPCOMING MEETING:

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

ADJOURNMENT:

Chairperson Maria Garcia asked for a motion to adjourn the meeting. Councilman Petrick made a motion to adjourn the meeting and was seconded by Councilman Petrick. Motion to adjourn the meeting of March 5, 2014, was so moved.

Meeting was adjourned at 9:25 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary