
PLANNING BOARD

375 New Brunswick Ave.
Perth Amboy, New Jersey 08861

Mr. Clifford Gibbons, Esq.
Jamie Rios, Administrative Official
(732) 826-0183; Fax (732) 826-1361

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

TUESDAY, JANUARY 7, 2015

The regular meeting was called to order at 7:15 P.M. by Vice Chairperson Christine Dispenziere.

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

Vice Chairperson Christine Dispenziere 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., Mr. David Szilagyi, Ms. Lissette Martinez, and Mr. S. Diaz,

Those absent: Chairperson Maria Garcia, Mr. Steven Nascimento - Secretary, Mr. William Petrick – Councilman, Ms. Karen Kubulak, 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

APPLICATIONS:

Docket 3002 **Harbortown Terrace, LLC**
High Street
Block 353; Lots: on file

Mr. Stephen Barcan, Esq. is representing the applicant. He stated that the applicant is requesting for Preliminary Subdivision and Site Plan approval for Phases III-B, IVB and approval of the waterfront roadway to its northern terminus. Applicant also seeks Final Subdivision and Site Plan approval for Phases IIIB and IVB. Mr. Barcan gave a brief overview on this application which was approved in 1995 and amended in 2001, 2008 and 2014. The 2014 amendment to GDP caused by changes to the flood zone after Hurricane Sandy

Mr. Barcan calls his first witness Mr. Michael Pucci, PE, PA. He is sworn-in by Mr. Gibbons. Mr. Pucci stated that he is the project engineer from the beginning of this application. He submitted the following exhibits:

- Exhibit A1 – GDP as exists, Concept Plan
- Exhibit A2 – Preliminary subdivision detailed sheet of the plot 2
- Exhibit A3 – Preliminary subdivision detailed sheet of the plot 3
- Exhibit A4 – Preliminary subdivision detailed sheet of the plot 4
- Exhibit A5 – Final plat sheet plot 2
- Exhibit A6 – Final plat sheet plot 3
- Exhibit A7 – Sheet 4 of the Final plat sheet
- Exhibit A8 – Potential alternate layout for recreation area

Mr. Pucci stated that this application seeks major subdivision and site plan approval for Phase III-B (171 units), Phase IV-A (260 units) and Phase IV-B (205 units) totaling 636 units. The application is for the next phase of an existing 1654 unit development approved under the original GDP. Based on these exhibits Mr. Pucci described in details the proposed application which is located in the R-M (MF) (PUD) Multi Family Residential/Planned Unit Option. The application is for approval to create 3 sections along the waterfront and subsections within these sections for financing purposes from existing Lot 1.06 in Block 353. The proposed number of new lots is 17 and the subdivision also includes the adjustment of common lot lines of 3 adjacent existing lots. The application is for approval of 120 two-bedroom Waterfront Terrace units, 10 three-bedroom Waterfront Terrace units, 21 two-bedroom Buffer Terrace Home units and 20 three-bedroom Buffer Terrace Home units in Phase III-B; 240 two-bedroom Waterfront Terrace units and 20 three-bedroom Buffer Terrace Home units in Phase IV-A; 175 two-bedroom Waterfront Terrace units and 30 three-bedroom Waterfront Terrace units in Phase IV-B. Included in the project are tennis courts adjacent to Buckingham Avenue and a tot lot in Phase IV-A and a pump station and tot lot in Phase III-B.

Mr. Pucci stated that the variances are requested for the proximity of some parking spaces to dwellings (10 feet minimum) and parking in the front yard areas. Waivers are requested for intersection sight triangle easements, for the slope (2 percent minimum) of some lawn areas and for some tree and light pole locations (conflict between tree spacing and the minimum distance between the light pole and a proposed tree). The applicant submitted a check list and listed waivers seeking as part of this application.

Mr. Pucci answered numerous questions from the Board in regards to the recreation area. The applicant is proposing 2 open plans for this space which is up to the Board which layout/option is preferred. Mr. Pucci also explained the proposed connection at the east end of Buckingham Avenue to the existing parking lot and existing roadway. It was decided to raise the pavement grade at the end of Buckingham Avenue and possibly relocate the CSO netting chamber within the roadway. In regards to the construction schedule, they would like to start in spring 2015 and will take approximately 7 years to complete.

Mr. Barcan calls his second witness Mr. Frank Lisowski, PA. He is sworn-in by Mr. Gibbons. Mr. Lisowski submitted:

- Exhibit A9 – Proposed Floor Plan Elevations
- Exhibit A10 – Proposed Waterfront Elevations

Mr. Lisowski described in details the proposed waterfront buildings which will be larger than the existing buildings in Harbortown Heights. The proposed apartments will have more upscale finish; also buildings will have better finish, i.e. efficient windows, brick façade, and better siding. Mr. Lisowski addressed the issue of the reflective windows.

Mr. Barcan calls his third witness Mr. John Nemergut, site project manager. He is sworn-in by Mr. Gibbons. Mr. Nemergut stated that 6 months ago the damaged siding from the reflective windows was replaced with hardy planks.

Public Portion:

- Peng Liu, 744 at Harbortown Blvd., expressed concern that the new development will block the view of the water from his townhouse.
- Ken Balut, asked questions regarding parking spaces and if all members took required test and were reappointed; expressed his concern about schools congestion because of this project.

Mr. Barcan calls his fourth witness Mr. Jack Halpern, Managing Member, who explained that they lowered number of 3-bedroom apartments in the development.

Mr. Szilagyi made a motion to approve the application with the condition set forth and the motion was so moved and seconded by Mr. Rebovich. The motion was voted on and approved by the vote of 5.

CLOSED SESSION: none

To discuss litigation as needed.

MEMORIALIZATIONS: none

NEW BUSINESS: none

OLD BUSINESS: none

APPROVAL OF MINUTES: October 1, 2014

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

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: February 4, 2015, at 7:00 P.M.

ADJOURNMENT:

Vice Chairperson Christine Dispenziere asked for a motion to adjourn the meeting. Mr. Rebovich made a motion to adjourn the meeting and was seconded by Mr. Szilagyi. Motion to adjourn the meeting of January 7, 2015, was so moved.

Meeting was adjourned at 10:30 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary