
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, FEBRUARY 4, 2015

The Board Re-organization meeting was called to order at 7:00 P.M. by Clifford Gibbons, Esq.

Mr. Gibbons 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. Steven Nascimento - Secretary, Mr. William Petrick – Councilman, Ms. Karen Kubulak, Mrs. Maria Farber, and Mr. S. Diaz,

Those absent: Mr. Kurt Rebovich Jr., Mr. David Szilagyi, Ms. Lissette Martinez, 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

2015 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. Kubulak. The motion was voted on and approved by the vote of 7.
- **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 Ms. Kubulak. The motion was voted on and approved by the vote of 7.

- **Appoint or reappoint Board Engineer and Planner**
Chairperson Garcia made a motion to reappoint Center State Engineering and the motion was so moved and seconded by Ms. Kubulak. The motion was voted on and approved by the vote of 7.

- **Appoint or reappoint Board Attorney**
Chairperson Garcia made a motion to extend present contract to Mr. Clifford Gibbons, Esq. on month to month bases until RFP will be filed, and the motion was so moved and seconded by Ms. Kubulak. The motion was voted on and approved by the vote of 7.

- **Nomination for Planning Board Secretary**
Vice Chairperson Dispenziere made a motion to nominate Mr. Steven Nascimento and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved by the vote of 7.

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

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

APPLICATIONS:

**Docket 3005 Chevron
 1200 State Street
 Block 478.02; Lots: 2, 2.01**

The applicant is requesting for a minor site-plan approval. Applicant is proposing to build a 40' x 50' 2,000 sq. ft. building at their site. The proposed building is to be used for an ongoing environmental clean-up.

Mr. Bob Smith, Esq. is representing the applicant. Mr. Robert Smith, Esq. is representing the applicant. Mr. Smith submitted an affidavit of publication and affidavit of service prior to the meeting. He outlined the history of this application.

Mr. Smith calls his first witness Mr. Robert Mancini, PM Environmental for Chevron. He is sworn-in by Mr. Gibbons. Mr. Mancini stated that the applicant seeks approval of a Minor Site Plan to construct 2,000 sq. ft. building to house storage tanks and ancillary equipment to store/transfer wastewater from the Corrective Action Management Unit (CAMU) on site to the Effluent Treatment Plant. The property is located in the M-3 Heavy Industrial Zone within the existing Chevron tract south of Spa Spring Creek at the Woodbridge Township border and west of Woodbridge Creek. The site, which does not have frontage on a public right of way, is accessed from Maurer Road through adjacent Lot 1 in Block 462. The site contains, in addition to the CAMU, various concrete pads, overhead pipeways, a surge pond and wetlands. Mr. Mancini emphasized how this proposed building is important for Chevron for their environmental cleanup effort.

Applicant agrees that if use will change, they will be back before the Planning Board.

Mr. Smith calls his second witness, Ms. Carmen Manning, PE. She is sworn in-by Mr. Gibbons. Ms. Manning submitted the following exhibits:

- Exhibit A1 – Aerial photo of the site
- Exhibit A2 – Resolution of the application no. 2951 approved Feb. 01, 2012.

Ms. Manning described in details how the CAMU will be utilized and the entire process of wastewater treatment at this particular site. She also described the lightning plan and addressed all the issues arise in Center State Engineering report dated January 28, 2015, including all variances required by this application.

Public portion: none

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

CLOSED SESSION: none

To discuss litigation as needed.

MEMORIALIZATIONS: none

APPROVAL OF MINUTES: January 7, 2015, has been carried to the next meeting

NEW BUSINESS:

- **A request from Council resolution #661-12/14 for the Planning Board to consider the proposal of the Historic District for the City of Perth Amboy.**

Board's discussion on this subject.

- Ms. Dispenziere asked Mr. Gibbons is she ever asked applicants inappropriate questions to jeopardize the Board of being involved in a law suit.

Mr. Gibbons and Chairperson Garcia confirmed that Ms. Dispenziere never jeopardized the Board by asking inappropriate questions.

- Discussion on the communication between the Planning Board and other boards/departments.

OLD BUSINESS:

Vice Chairperson Christine Dispenziere asked for a copy of Board's budget.

ROLL CALL FOR UPCOMING MEETING:

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

ADJOURNMENT:

Chairperson Maria Garcia asked for a motion to adjourn the meeting. Mr. Petrick made a motion to adjourn the meeting and was seconded by Mr. Nascimento. Motion to adjourn the meeting of February 4, 2015, was so moved.

Meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary