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**PLANNING BOARD**

375 New Brunswick Ave.  
Perth Amboy, New Jersey 08861

Mr. Dennis P. Liloia, Esq.  
Jamie Rios, Administrative Official  
(732) 826-0183; Fax (732) 826-1361

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

**WEDNESDAY, MAY 6, 2015**

The meeting was called to order at 7:00 P.M. by Chairperson Maria Garcia

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

**Those absent:** Vice Chairperson Christine Dispenziere, Mr. David Szilagyi and Mr. Kurt Rebovich Jr. , Ms. Lissette Martinez, Mr. S. Diaz, and Mayor Wilda Diaz

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

Jamie Rios, Administrative Officer  
Dennis P. Liloia, Esq.  
Jeffrey Rauch, P.E., P.P.  
Iwona Cwiek, Recording Secretary

Chairperson Maria Garcia made a motion to approve appointment of Mr. Dennis P. Liloia, Esq. as new Planning Board Attorney and the motion was so moved and seconded by Ms. Kubulak. The motion was voted on and approved by the vote of 5.

**APPLICATIONS:**

**Docket 3010**                      **QuickCheck Corp.**  
**885-889 Convery Blvd.**  
**Block 393; Lots: 3**

The applicant is requesting for a minor site-plan approval. Applicant is proposing to install a permanent emergency back-up generator.

Ms. Mary Elizabeth Warner, Esq. is representing the applicant; she is a corporate counsel for the Quick Check Corporation. Ms. Warner submitted an affidavit of publication and affidavit of service prior to the meeting. She outlined the history of this application.

Ms. Warner calls her first witness Mr. Robert Straker, PE. He is sworn-in by Mr. Liloia. Mr. Straker submitted the following exhibits:

- Exhibit A1 – Aerial exhibit of the subject property
- Exhibit A2 – Color Version sheet #5 of Site Plan
- Exhibit A3 – Aerial view with insert of site plan sheet #5

Mr. Straker stated that the application seeks approval of a Minor Site Plan to construct a permanent emergency generator for the Quick Check site as part of the Retail Fuel Station-Energy Resiliency Program. In response to Superstorm Sandy, the New Jersey Economic Development Authority is providing grant money for this installation. The property is located in the C-3 Highway Commercial Zone. The overall tract contains, in addition to the Quick Check store, a fast-food restaurant and a liquor store and is owned by Polekoff Family Partners, LP. The subject 1.13 acres site is an area leased by the applicant. The site has frontage on both Convery Boulevard and Route 440. The applicant is providing 49 parking spaces where 53 spaces are required and 51 spaces are currently provided. Variances have been requested to reduce the existing parking by 2 parking spaces for the installation of the proposed generator.

The applicant will comply with Center State Engineering report dated April 28, 2015.

**Public portion: none**

Council Petrick made a motion to approve the application and the motion was so moved and seconded by Ms. Kubulak. The motion was voted on and approved by the vote of 5.

**Citizens Campaign Presentation:**

George Cruz, Chief Perth Amboy Civic Trust, stated that he has been working for the past 2 years for this trust. He stated that they are not seeking action but advice. Members of the Civic Trust are Perth Amboy citizens.

Bill Schultz, member of CCO. He spoke about green infrastructure and how important it is for Perth Amboy. There is \$500,000 grant from NJDEP available for green infrastructure projects. He also spoke about Jewish Renaissance Foundation.

Planning Board made a recommendation for Citizens Campaign to meet with Louis Perez Jimenez to start the process.

**CLOSED SESSION: none**

To discuss litigation as needed.

**MEMORIALIZATIONS:**

**Docket 2990                      New Singular Wireless, LLC                      Approved**

Councilman Petrick made a motion to approve the memorialization and the motion was so moved and seconded by Chairperson Garcia. All members present were in favor.

**Docket 3001                      311 Dorsey Str.                      Approved**

Councilman Petrick made a motion to approve the memorialization and the motion was so moved and seconded by Ms. Kubulak. All members present were in favor.

**Docket 3005                      Chevron USA                      Approved**

Councilman Petrick made a motion to approve the memorialization and the motion was so moved and seconded by Mr. Nascimento. All members present were in favor.

**APPROVAL OF MINUTES:                      February 4, 2015**

Councilman Petrick made a motion to approve the memorialization and the motion was so moved and seconded by Ms. Kubulak. All members present were in favor.

**NEW BUSINESS:                      none**

**OLD BUSINESS:**

**Master Plan Update provided by Ms. Kubulak.**

**ROLL CALL FOR UPCOMING MEETING:**

Next scheduled regular meeting: June 3, 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 May 6, 2015, was so moved.

Meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Iwona Cwiek  
Recording Secretary