
PLANNING BOARD

375 New Brunswick Ave.
Perth Amboy, New Jersey 08861

Joseph M. Wenzel, Esq.
Lance Nelson, Acting Administrative Official
(732) 826-0183; Fax (732) 826-1361

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

WEDNESDAY, FEBRUARY 3, 2016

The meeting was called to order at 7:05 P.M. by Joseph M. Wenzel, Esq.

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

Mr. Wenzel 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, Mr. David Szilagyi, Mr. Kurt Rebovich, Jr., Ms. Lissette Martinez, and Mrs. Maria Farber

Those absent: Ms. Karen Kubulak, Mr. S. Diaz and Mayor Wilda Diaz (all excused)

Planning Board Staff present at the meeting:

Lance Nelson, Administrative Officer
Joseph M. Wenzel, Esq.
Jeffrey Rauch, P.E., P.P.
Iwona Cwiek, Recording Secretary

2016 Perth Amboy Planning Board Re-organization:

- Nomination for Planning Board Chairperson

Mr. Rebovich made a motion to nominate Mrs. Maria Garcia and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved by the vote of 7 to 1 (Mr. Szilagyi).

- **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 Mr. Szilagyi.

Ms. Martinez made a motion to nominate Mr. Kurt Rebovich and the motion was so moved and seconded by Councilman Petrick.

The motion to nominate Ms. Dispenziere was voted on and approved by the vote of 6 to 2 (Mr. Rebovich and Ms. Martinez).
- **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 6 to 2 (Mr. Rebovich and Ms. Martinez).
- **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. Martinez. The motion was voted on and approved by the vote of 8.

APPLICATIONS:

Docket No. 3024 **Angelo Roman** has been transferred to the Board of Adjustment

Docket No. 3021 **Adelolapo Oyefeso**
431 Amboy Avenue
Block 173; Lot 6; Zone C-1

Mr. George Otlowski, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Otlowski gave a brief introduction on the subject application and calls his first witness Mr. Oyefeso, an applicant. He is sworn-in by Mr. Wenzel, Esq. Mr. Oyefeso stated that he has a physical therapy office at 431 Amboy Avenue; the main office is located at 205 Main Street, Matawan, NJ. At Perth Amboy location he employees 2 local persons 3 days a week, Monday, Wednesday, and Friday. All services are conducted thru appointments only.

Mr. Otlowski calls his second witness Mr. Angelo J. Valetutto, PP, PE. He is sworn-in by Mr. Wenzel, Esq. Mr. Valetutto stated that the applicant seeks approval of a Minor Site Plan to construct a parking lot and improvements to the existing site including new fence and curbing. Mr. Valetutto described the site, which contains an existing 2 ½ story frame building with a 1-story addition on the C-1 Neighborhood Business Zone. The existing uses are a professional office on the first floor and a residential use on the second floor. The site is located on the southwest corner of Washington Street and Amboy Avenue. The parking lot improvements will allow a vehicle to enter the site from Washington Street and to exit onto Amboy Avenue. The professional office on the first floor is a permitted use in the C-1 Zone and the dwelling unit on the second floor is a permitted accessory use. The applicant is requesting variance relief from site plan and nonconforming use. The applicant also requests relief from providing certification of a pre-existing nonconforming use.

Mr. Valetutto stated that the applicant will comply with Center State Engineering report dated December 28, 2015. He also addressed the requested variances and provided testimony in support of the increased impervious coverage and the need for the continuous driveway. Mr.

Valetutto also provided testimony regarding the adequacy of the proposed parking stall count, 2 parking spaces are provided where 6 spaces are required. The applicant will get approval from the Fire Department in regards to "No parking shall be permitted within 30 feet of the outer wall of the structure".

The applicant agrees that the basement will not be converted onto office or apartment. Also storm water will be directed to rain gutter.

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 Mr. Szilagyi. All members present were in favor.

NEW BUSINESS:

- Redevelopment Transit Village update

Ms. Susan Favate, Principal of BFJ Planning, the firm who was hired by the Planning and Redeveloping Agency to update the circulation plan of the Master Plan. Their work is funded by the State. Ms. Favate gave a brief introduction on this project and stated that the purpose of the Implementation Plan is to outline a series of steps and identify partners to assist in moving the plan into action and locate funding sources. The recommendations outlined in the Circulation Element will be phased in over time based on available funding.

Ms. Favate introduced Mr. Noah Levine with BFJ Planning. Mr. Levine distributed handouts dated 2/3/2016 "Perth Amboy Master Plan Circulation Element". He outlined the goals and objectives which are:

1. Improve Safety for Pedestrians, Bicycles and Vehicles
2. Reduce Congestion and Improve Accessibility
3. Improve Pedestrian Friendliness
4. Improve Bicycle Friendliness
5. Improve Public Transportation
6. Improve Parking System

Mr. Levine also introduced safety, connectivity and congestion plan and talked about traffic calming, connectivity and congestion. Another component of the Circulation Element is complete street design principals, which include design to accommodate all users, design for safety, prioritize pedestrian movement, complement surrounding uses, environment, and community, incorporate green design, and create public spaces.

Ms. Favate spoke about public transportation improvements (train, bus, downtown circulator, and ferry), parking management and downtown improvements.

Mr. John E. Federico, PE Transportation Planning with Urban Engineers spoke about bicycle and pedestrian plan. The objectives of this plan are: connect activity generators, address high crash areas, and expand bicycle network. The pedestrian plan includes connectivity, intersection and, corridor improvements. Mr. Federico also talked about bicycle plan which includes future bicycle network, Middlesex County Greenway extension to Perth Amboy, and other recommendations (bicycle parking, route/destination signage, and bike share system). The bicycle and pedestrian treatments include beacons at crosswalks, flexible bollards, and curb extensions.

APPROVAL OF MINUTES: December 2, 2015

Mr. Rebovich made a motion to approve the Minutes, and the motion was so moved and seconded by Mr. Nascimento. The motion was voted on and approved; Ms. Farber, Mr. Szilagyi and Chairperson Garcia abstained.

MEMORIALIZATIONS:

Docket No. 2900 Barclay Street Extension approved for one year on 12/2/2015

Council Petrick made a motion to approve the resolution and the motion was so moved and seconded by Mr. Rebovich. All members present were in favor; Ms. Farber, Mr. Szilagyi and Chairperson Garcia abstained.

Memorialization of the Re-examination of the Master Plan to be forwarded to the governing body has been carried to the next meeting for corrections.

CLOSED SESSION: none

OLD BUSINESS: none

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: March 2, 2016, at 7:00 P.M.

ADJOURNMENT:

Chairperson 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 3, 2016, was so moved.

Meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary