
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, MARCH 2, 2016

The meeting was called to order at 7:10 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: Mr. Steven Nascimento – Secretary, Mr. William Petrick – Councilman, Ms. Karen Kubulak, Mr. David Szilagyi, Mr. S. Diaz, Jr., and Ms. Lissette Martinez

Those absent: Chairperson Maria Garcia, Vice Chairperson Christine Dispenziere, Mr. Kurt Rebovich, Mrs. Maria Farber 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

Ms. Martinez made a motion to appoint Mr. Szilagyi as Acting Chairman for this meeting and the motion was so moved and seconded by Councilman Petrick. All members present were in favor.

APPLICATIONS: none

NEW BUSINESS:

- Redevelopment Study Area Determination of Need

Ms. Leigh Anne Hindenlang, Executive Director and David Roberts of Maser Consulting, planning consultant for the City of Perth Amboy are sworn-in by Joseph M. Wenzel, Esq.

Mr. Roberts submitted the following exhibits:

- Exhibit A1 – Multipage document prepared by Maser Consulting titled “Perth Amboy Phase II Post Sandy Planning Redevelopment Area #1 Expansion – Train Station Area / Transit Village”
- Exhibit A2 - Report Study Area Determination of Need, dated February 12, 2016, consisting of 169 pages submitted prior to the meeting

Mr. Roberts stated that there are 3 designated Redevelopment Areas, plus the proposed Station Redevelopment Study Area. The areas are named: Area 1 – The Gateway; Area 2 – The Waterfront; Area 3 – Northern Industrial. All three redevelopment plans were re-written and coordinated with the Transit Oriented Development Zoning amendments, Circulation Plan and Bicycle/Pedestrian Plan funded by Post Sandy Phase II Planning Grants.

Mr. Roberts spoke about public meeting that were held for this Redevelopment Plan. Also, he talked about three redevelopment plans which were re-written and coordinate with the Transit Oriented Development Zoning amendments, Circulation Plan and Bicycle/Pedestrian Plan. Mr. Roberts described the key properties which are in the following blocks: 62, 63, 120, 121, and 155. The generality of buildings in these areas are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. Those areas with building or improvements are detrimental to the safety, health, morals, or welfare of the community. Mr. Roberts summarized the conditions of these areas which lack of proper utilization.

Mr. Roberts described “h” criterion of the principles of smart growth which are:

- Mixed land uses
- Compact, clustered community design
- Range of housing choice and opportunity
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place
- Future development strengthened and directed to existing communities using existing infrastructure
- Transportation option variety

Public Portion:

- Ms. Virginia Luga, 316 State Str., stated that nothing has happened for years in this redevelopment area; people don't know what will happen and they're waiting too long to develop this area. She was hoping to change the face of the Smith Street.
- Mr. Kachaala, 223 Smith Str., the building was flooded prior the inspection that's why there was a mold in the basement.
- Joseph Vas, 65 Smith Str., on behalf of the owner of 218 Fayette Street pointed out that no notices were received, most likely because they were sent to the old owner; the ownership was transferred in October 2015.

Acting Chairman Szilagyi asked for the roll call to extend the meeting to 11:00 PM. All members present were in favor.

- Mr. Ralph Vas, 303-305 Maple Street, stated that he never received the notice of the properties inspection and questioned the study itself in regards to the crime; he would like to have a copy of the study report.
- Ana Komissarienko, 220 Market Street, was not able to obtain a copy of the study report at neither the City Hall nor the Code Enforcement.
- Douglas J. Susan, Esq. on behalf of Catholic Charities, 319 Maple Street, Parking Lot, and 223 Fayette Street. She submitted Exhibit R1 – a letter stating that if the parking lot is taken away from Catholic Charities, it will significantly diminish the value and use of 319 Maple Street and the services provided by Catholic Charities. Mr. Susan also stated that he had a problem in obtaining the report.

Councilman Petrick made a motion to close the Public Portion and the motion was so moved and seconded by Mr. Diaz. All members present were in favor.

Ms. Kubulak made a motion to continue a public hearing at the next meeting and the motion was so moved and seconded by Ms. Martinez. All members present were in favor.

APPROVAL OF MINUTES: February 3, 2016

Councilman Petrick 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.

MEMORIALIZATIONS:

Docket No. 3021 Adedolapo Oyefeso approved 2/3/16

Councilman Petrick 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.

Master Plan Re-examination resolution with proposed changes as recommended by the Master Plan Sub Committee Chair.

Councilman Petrick made a motion to approve the resolution, and the motion was so moved and seconded by Ms. Martinez. The motion was voted on and approved.

Memorialization of the Re-examination resolution has been carried to the next meeting.

CLOSED SESSION: none

OLD BUSINESS: none

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: April 6, 2016, at 7:00 P.M.

ADJOURNMENT:

Acting Chairman Szilagyi asked for a motion to adjourn the meeting. Mr. Petrick made a motion to adjourn the meeting and was seconded by Mr. Diaz. Motion to adjourn the meeting of March 2, 2016, was so moved.

Meeting was adjourned at 10:40 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary