

PLANNING BOARD
375 New Brunswick Ave.
Perth Amboy, New Jersey 08861

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

WEDNESDAY, APRIL 6, 2011

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

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

Chairperson of the Perth Amboy Planning Board, Maria 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. 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 Karen Kubulak, Mrs. Sharon Nagy-Johnson - Secretary, Mr. Fernando Gonzalez - Councilman, Ms. Christine Dispenziere, and Mrs. Geri Barcheski

Those absent: Mr. Kurt Rebovich Jr., Mr. David Szilagyi, and Mayor Wilda Diaz (all excused)

Planning Board Staff present at the meeting:

Clifford Gibbons, Esq.
Ernest W. Feist, P.E., P.P.
Iwona H. Cwiek, Recording Secretary

TOPICS FOR DISCUSSION: none

APPLICATIONS:

Docket No. 2936 **Michael & Zhanna Libis, MD**
463 New Brunswick Avenue
Block 175; Lot 2

This applicant is requesting minor site plan approval. The first floor will remain as an office. The second floor will remain as a single-family dwelling.

Mr. Harold Miller, Esq. is representing the applicant. He calls his first witness Mrs. Zhanna Libis, MD. She is sworn-in by Mr. Clifford Gibbons. Dr. Libis stated that she is a contract purchaser for the subject property. She is practicing as pediatrician; her practice has been growing and she would like to expand and move to the subject dwelling, which is across the hospital. Dr. Libis is also a practitioner in Raritan Bay Hospital. She submitted Exhibit A1 – Statement from Raritan Bay Hospital allowing Dr. Libis to occupy 5 parking spaces and Exhibit A2 – Letter from Raritan Bay Hospital confirming she is a medical staff and has parking permit in hospital's parking.

Mr. Miller calls his second witness Mr. David Dugasz, an architect. He is sworn-in by Mr. Clifford Gibbons. Mr. Dugasz submitted Exhibit A3 – Board with pictures of the existing structure and Exhibit A4 – Drawing of the proposed façade and side house. He stated that the subject property is located at 463 New Brunswick Avenue. The applicant seeks minor site plan approval to renovate an existing 2 ½ story wood frame building with a 1 bedroom apartment and retail store on the first floor and 1 bedroom apartment on the second floor. The first floor will be converted for use as a physician's office and the second floor apartment will be enlarged from 516 sq ft to a zone complying 737 sq ft. Mr. Dugasz testified that he will modify the plan and will put the door in back (rear).

Mr. Miller calls his third witness Mr. Paul J. Fletcher, PE. He is sworn-in by Mr. Clifford Gibbons. Mr. Fletcher prepared site plan dated April 6, 2010 and last revised June 30, 2010. He stated that the applicant is seeking a variance for parking and bulk variances for side yard, front yard, lot coverage and impervious coverage. The property is located in the C-1 Neighborhood Business Zone. Mr. Fletcher testified that the applicant will comply with all conditions stated in Mr. Feist report dated January 24, 2011. They will repair a common driveway.

Dr. Libis stated she serves 99% to Perth Amboy community. Over 40% of her patients arrived by bus or taxi. The bus stop is right in front of the office. This is benefit to the public welfare.

Public portion: none

Vice Chairperson made a motion to approve the application with the conditions set forth (applicant will comply with Mr. Feist report dated January 24, 2011, including the waivers, providing second exit from the second floor and the repair of a driveway). The motion was so moved and seconded by Councilman Gonzalez. The motion was voted on and approved by the vote of 6 (Garcia, Kubulak, Nagy-Johnson, Gonzalez, Dispenziere and Barcheski).

CLOSED SESSION: none

NEW BUSINESS: none

OLD BUSINESS: Master Plan Committee

Mr. Feist pointed out that he requested a budget for the committee to work out on the Master

Plan reexamination and review. Budget has not been finalized yet. His recommendation is that the committee will go back to a meeting and work on the report providing that the budget will be approved.

Board's discussion on the budget.

APPROVAL OF MINUTES:

March 2, 2011, Regular Meeting

Councilman Gonzalez made a motion to approve the minutes and the motion was so moved and seconded by Vice Chairperson Kubulak. The motion was voted on and approved. Ms. Dispenziere abstained.

PAYMENT OF BILLS:

Signed Iwona Cwiek's memo for payment of secretarial service for this meeting.

Mrs. Nagy-Johnson made a motion to approve the payment and the motion was so moved and seconded by Councilman Gonzalez. All Members present were in favor.

MEMORIALIZATIONS: none

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: May 4, 2011, at 7:00 P.M.

ADJOURNMENT:

Chairperson Maria Garcia asked for a motion to adjourn the meeting. Mrs. Nagy-Johnson made a motion and was seconded by Ms. Dispenziere. Motion to adjourn the meeting of April 6, 2010 was so moved.

Meeting was adjourned at 9:35 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary