

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, JUNE 6, 2012

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 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 Christine Dispenziere, Mr. William Petrick – Councilman, Ms. Karen Kubulak, Mrs. Geri Barcheski, Mr. Kurt Rebovich Jr., and Mr. David Szilagyi,

Those absent: Mrs. Sharon Nagy-Johnson - Secretary 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:

- A. Discussion of Agenda: none
- B. Suggestion for future topics of discussion: none

2012 SEP - 8 AM 9:15
RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY

Xc: Mayor W. Diaz
Council
H. Fehrenbach, BA
M. Deunda, Esq.

APPLICATIONS:

Case 1. John A. Delaney Homes Known as Block 399.04; Lot 1

Mr. Gibbons, Esq. stated that an affidavit of publication and affidavit of service regarding this hearing were submitted prior to the meeting.

Mr. Gibbons, Esq. calls Mr. Ernest W. Feist, P.E., P.P. Mr. Feist has been sworn-in. He stated that as a result of the City Council resolution he was hired to prepared blight study to determine if blight conditions exist at the John A. Delaney Homes Study Area. A determination of blight for the Study Area is necessary for the Planning Board and City Council to consider taking formal action in establishing the Study Area as an area in need of redevelopment. Mr. Feist report dated May 2012 presents the findings, analysis and conclusion for the Delaney Homes Blight Study. He also prepared a map which is included in the report. Mr. Feist gave a brief history of the subject property. In his conclusion Mr. Feist stated that in its present condition and use, John A. Delaney Homes site meets the conditions of a blighted area as defined by New Jersey Law.

Mr. Gibbons, Esq. explained that if a developer wants to change the zone than they have to come before Board for a public hearing and then Board would make a recommendation to the City Council.

Public portion: none

Chairperson Garcia made a motion to make a recommendation to the City Council that the John A. Delaney Homes area is in need for redevelopment and the motion was so moved and seconded by Vice Chairperson Dispenziere. The motion was voted on and approved by the vote of 6 with 1 abstention (Council Petrick – as per Counselor's advice).

Case 2. Planning Board Review for consideration the amendments to Redevelopment Area 2 Focus 2000 Redevelopment Plan (Zone 2-31) Block 58; Lots 20-23

Tom Herricks, en engineer and planner for the PARA gave a brief history of this project, which is the Hobart Street old office building. Recently, the owners of the property came to PARA with the plan. Hobart Plaza Realty wants to utilize the existing building and make 4 offices on the first floor and 36 apartments on the second floor. PARA agreed with this proposal and developed an amendment to the Redevelopment Area 2 Focus 2000 Redevelopment Plan that was tailored for this project. On April 3, 2012 PARA pasted the resolution to the City Council recommending that the Council will adopt amendments to the Redevelopment Zone. Now, the Council sent to Planning Board for the recommendations so than the Council can pass the Ordinance to amend the Zone.

Board's discussion on the history of this project and parking requirements. C-2 Zone does not have a commercial parking requirement. Mr. Herricks stated that 27 parking spaces will be provided. The building's footprint will not change. Mr. Gibbons stated that in his opinion Board did not have a full presentation on the subject project.

Public portion:

Kevin Morse, Esq. representing Hobart Plaza Realty LLC, stated that this project was presented, discussed and approved by PARA. He also stated that they have no problem to

make a presentation to the Board on the subject project.

Board expressed their concern about apartment's size requirements, which are smaller than previous and parking requirement.

Mr. Gibbons, Esq. pointed out that PARA's representatives are not present at the meeting therefore, Board cannot ask questions regarding the applicant's presentation to them.

Mr. Szilagyi and Ms. Barcheski stated that even further presentation will not change the density of the apartments nor parking spaces.

Ms. Kubulak made a motion to table the case to the next meeting to allow for more information. The motion was not seconded.

Mr. Szilagyi made a motion to not recommend the case to the City Council based on the concerns about unit sizes and number of parking spaces and the motion was so moved and seconded by Ms. Barcheski. The motion was voted on and approved; Councilman Petrick abstained.

CLOSED SESSION: none

NEW BUSINESS:

Chairperson Garcia stated that she received a letter from Ms. Barcheski resigning from the Board. Board expressed appreciation to Ms. Barcheski for her dedicated work.

OLD BUSINESS: none

APPROVAL OF MINUTES: none

MEMORIALIZATIONS: none

PAYMENT OF BILLS:

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

Vice Chairperson Dispenziere made a motion to approve the payment and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved.

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: July 5, 2012, at 7:00 P.M.

ADJOURNMENT:

Chairperson Garcia asked for a motion to adjourn the meeting. Mr. Rebovich made a motion and was seconded by Councilman Petrick. Motion to adjourn the meeting of June 6, 2012 was so moved.

Meeting was adjourned at 9:15 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary