

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

Mr. Clifford Gibbons, Esq.  
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MINUTES OF MEETING  
CITY OF PERTH AMBOY  
PLANNING BOARD

WEDNESDAY, JUNE 1, 2011

2011 JUL - 7 AM 11:47  
RECEIVED  
CITY CLERK'S OFFICE  
PERTH AMBOY

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](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, Vice Chairperson Karen Kubulak, Mr. Fernando Gonzalez – Councilman, Ms. Christine Dispenziere, Mrs. Geri Barcheski, Mr. Kurt Rebovich Jr., Mr. David Szilagyi, and Mr. Thomas Ward

**Those absent:** Mrs. Sharon Nagy-Johnson - Secretary and Mayor Wilda Diaz (both excused)

Planning Board Staff present at the meeting:

Clifford Gibbons, Esq.  
Jeffrey Raush, P.E., P.P.  
Iwona H. Cwiek, Recording Secretary

TOPICS FOR DISCUSSION:

Mr. Szilagyi addressed the issue of the lighting and the sidewalk in the Harbortown along the west side of High Street.

Mr. Gibbons will research if this is the time to raise the issue.

*M. Blunda, Esq.*  
*H. van Eckert, ARA*  
*xc: Mayor W. Diaz*  
*Council*  
*H. Fehrenbach, BA*

## APPLICATIONS:

**Docket No. 2943**     **Perth Amboy Housing Authority**  
Convery Blvd. (John A. Delaney)  
Block 339; Lot 1.01

The applicant is requesting for Preliminary and Final Site plan approval. Applicant proposes demolition of 29 residential buildings and 1 garage on the premises.

Mr. Edward Testino, Esq. is representing the applicant. He calls his first witness Mr. Douglas Dzema, Executive Director of the P.A.H.A. He is sworn-in by Mr. Clifford Gibbons. Mr. Dzema stated that P.A.H.A. is seeking approval to demolish Delaney homes which have frontages on Convery Boulevard, Chamberlain Avenue and Dorothy Avenue. The Delaney homes were built in 1953 and at present they are deemed not livable. No one is living on the property for the past five years. There were 252 units in the 29 buildings, a swimming pool and the garage; there is a community center that will remain active. The entire demolition of Delaney homes will cost 1.8 million dollars; at this point they have 950 thousand dollars. Mr. Dzema is proposing demolition in three (3) phases. Phase 1 would include the demolition of the 29 two-story buildings (except the foundations), however base bid is for 20 buildings, a single-story garage and the above-ground pool structure. They will demolish more homes as the money will come. Phase 2 would include the demolition of all interior roadways, sidewalks, etc. and any other hard surface items not removed in Phase 1. Phase 3 includes below-grade items such as foundations and utilities. At this time P.A.H.A. is seeking approval for all three phases. The site is very unsafely at present; they are experiencing graffiti, vandalism and other criminal activities.

Mr. Dzema submitted Exhibit A1 – The demolition plan. Based on the plan he described in details the phases of the demolition. Site fencing will be removed and a temporary 8 feet high link fence will be installed around the perimeter of the property, excluding the community center. The buildings will be taken down to 16" below the existing grade, backfilled and seeded.

Mr. Testino calls his second witness Mr. Leonard Savino, P.E. with Langan Engineering. He is sworn-in by Mr. Clifford Gibbons. Mr. Savino testified that the documents for the demolition of the Delaney homes were prepared under his supervision. He described the project in general and addressed the asbestos removal. He stated that the building debris is to be used as backfill in the basement areas of the demolished buildings. The material will be crushed and screened as per technical specifications. Applicant agrees to work out on the lighting plan and save as many trees as possible. Mr. Savino submitted Exhibit A2 – Letter of Housing Authority dated May 31, 2011. He also addressed Mr. Feist report and requested all waivers listed on page 2 of 4.

Discussion on the application.

Mr. Testino calls his third witness Ms. Edna Dorothy Carty Daniel, Chairperson with P.A.H.A. She is sworn-in by Mr. Clifford Gibbons. She stated that in the future they hope to sell the property. It is difficult to put on the market the property as is now. At this time they are experiencing problems with illegal garbage/debris dumping on the property. It is their intent to protect children, be a good neighbor and keep the property clean.

**Public portion: none**

Mr. Szilagyi made a motion to approve the application with the conditions set forth and applicant will comply with Mr. Feist report dated May 31, 2011, including the waivers. The motion was so moved and seconded by Ms. Barcheski. The motion was voted on and approved by the vote of 4 (Garcia, Barcheski, Rebovich and Szilagyi) to 2 (Kubulak and Dispenziere) and 1 abstention (Gonzalez).

**Docket No. 2941 New York SMSA, LLC (Verizon Wireless)**  
40 Fayette Street  
Block 136; Lot 1.01

***Chairperson Garcia and Ms. Dispenziere excused themselves from this portion of the meeting.***

This applicant is requesting for minor site plan and conditional use variance. Verizon Wireless was granted conditional use approve on April 7, 2010, Docket 2919. Applicant is requesting to install four (4) additional antennas.

Mr. Michael Beck, Esq. is representing the applicant. He calls his first witness Mr. Frank Colasurdo, an architect. He is sworn-in by Mr. Gibbons, Esq. Mr. Colasurdo described the existing conditions at the site based on the site plan sheet Z-4 (overview of the property) and Z-5 (elevation of the existing building). He stated that the applicant seeks amended minor site plan and conditional use approval to mount four (4) new antennae on the existing high-rise condominium building. A previous application to the Perth Amboy Planning Board for minor site plan and conditional use approval to mount new antennae on the exterior of the building and construct the emergency backup generator in a parking space was approved in 2010. The site is located in the R-M (H) Zone. Mr. Colasurdo addressed the issue of the variance from front yard setback where 50 feet is required and 35 feet and 5 inches is proposed, side yard setback where 50 feet is required and 48 feet and 10 inches is proposed. Existing bulk variances include lot depth, lot area, front yard setback, side yard setback, maximum coverage by building, maximum impervious coverage, minimum off-street parking, and maximum distance between buildings. They will comply with Mr. Feist report dated April 20, 2011.

Mr. Beck, Esq., calls his second witness Mr. Dan Collins, PE Radio Frequency Compliance Expert. He is sworn-in by Mr. Gibbons, Esq. Mr. Collins prepared FCC compliance the report for the subject property dated May 2, 2011. He testified that the Verizon Wireless will utilize FCC licensed frequencies. The analysis was done considering the highest operating levels that the company indicates would be considered for the site and summed over all radios operating in a sector at the specified frequency of operation. Per the calculation, the cumulative transmission at this site is well below the 100% limit and no exposure risk should exist considering the worst case. They will be in compliance below 1% of the FCC limits.

Mr. Beck, Esq. calls his second witness Mr. Jorge Castaneida, PE – radio frequency engineer. He is sworn-in by Mr. Gibbons, Esq. Mr. Castaneida submitted Exhibit A1 – Map: Perth Amboy 3 present coverage and Exhibit A2 – Map: Perth Amboy 3 future coverage. He stated that there is a gap in the coverage within subject area and Verizon pickup traffic from the waterway. He also stated that with the additional antennas they will have coverage in this gap. The signal from the Staten Island does not pickup the traffic from the waterway.

**The application has been carried to the next meeting for more clarifications. No further notice required.**

**NEW BUSINESS:** none

**OLD BUSINESS:** none

**APPROVAL OF MINUTES:**

**March 2, 2011, Regular Meeting**

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

**PAYMENT OF BILLS:**

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

Councilman Gonzalez made a motion to approve the payment and the motion was so moved and seconded by Mr. Szilagyi. The motion was voted on and approved.

**MEMORIALIZATIONS:**

Ms. Barcheski has been appointed as an Acting Secretary for this meeting.

|                        |                                      |                 |                 |
|------------------------|--------------------------------------|-----------------|-----------------|
| <b>Docket No. 2927</b> | <b>500 High Str., LLC</b>            | <b>Approved</b> | <b>3/2/2011</b> |
| <b>Docket No. 2937</b> | <b>Gil &amp; Guillermo Rodriguez</b> | <b>Approved</b> | <b>3/2/2011</b> |

The resolutions were voted on and approved.

**ROLL CALL FOR UPCOMING MEETING:**

Next scheduled regular meeting: July 6, 2011, at 7:00 P.M.

**ADJOURNMENT:**

Vice Chairperson <sup>Kubulak M.C.</sup> ~~Maria Garcia~~ asked for a motion to adjourn the meeting. <sup>MR. SZILAGYI M.C.</sup> ~~Mrs. Nagy-Johnson~~ made a motion and was seconded by ~~Ms. Dispenziere~~ <sup>Mr. Rebovich M.C.</sup>. Motion to adjourn the meeting of June 1, 2010 was so moved.

Meeting was adjourned at 9:50 P.M.

Respectfully submitted,



Iwona Cwiek  
Recording Secretary