

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, AUGUST 1, 2012

The regular meeting was called to order at 7:40 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.

Mr. Feist is appointed recording secretary for this meeting.

ROLL CALL:

Those present: Chairperson Maria Garcia, Vice Chairperson Christine Dispenziere, Mr. William Petrick – Councilman, Ms. Karen Kubulak, Mr. Kurt Rebovich Jr., and Mr. David Szilagy

Those absent: Mayor Wilda Diaz (excused)

Vice Chairperson Dispenziere made a motion to nominate Mr. Kurt Rebovich, Jr. to Board's new secretary and the motion was so moved and seconded by Chairperson Garcia. All members present were in favor.

Planning Board Staff present at the meeting:

Clifford Gibbons, Esq.
Ernest W. Feist, P.E., P.P.

TOPICS FOR DISCUSSION:

A. Master Plan Committee Update

Mr. Feist gave an update on the Master Plan Committee meetings. He stated that the

RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY
SEP - 8 AM 9:11

xc: Mayor W. Diaz
Council
G. Fehrenbach, BA
M. Blunda, Esq.

Zoning Map is outdated, which holds the final review.

B. Suggestion for future topics of discussion: none

APPLICATIONS:

**First Case Re-visit Hobart St. Plaza proposal
(Clifford Gibbons, Esq.)**

Mr. Szilagyi spoke about new recommendations. He pointed out that the Board does not have a request from the governing body for the recommendation for the new set of amendments.

Ms. Kubulak spoke about the reasons to deny the recommendations to the Council.

Mr. Gibbons stated that there is no legal problem to make a revision to the proposal.

Chairperson Garcia stated that at- hog-meeting was to determine to seek more information.

Mr. Fairbank stated that no results or report was ever reached the Council within the allowed statutory time period. Mr. Scala and Mr. Fairbank held the meeting with the developer trying to understand what was within the possibilities. The objective was to try to find some compromise. And then there was a meeting within three agencies to determine the needs to achieve or to find a common ground.

Mr. Feist stated that the Board needs to increase the size per unit in the ordinance. He explained the parking space requirements.

Vice Chairperson Dispenziere asked question about dumpster area.

Ms. Kubulak made a motion to accept the ordinance to incorporate the memorandum as proposed by City Council of July 30, 2012, and the motion was so moved and seconded by Councilman Petrick. The motion was voted on and approved by the vote of 5 with 1 abstention (Mr. Szilagyi).

**Docket No. 2955 I Port 440, Inc.
Block 425; Lot 1.02
Block 426; Lot 3.04
Block 428; Lot 1.01, 1.03 and 1.05**

The applicant is requesting for preliminary and final major site plan and subdivision. Applicant proposes to subdivide the property from 5 into three (3) lots.

Mr. Bob Smith, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. He outlined the history of this application and stated that the applicant has executed redevelopment agreement with PARA. The applicant seeks Preliminary and Final Major Site Plan approval to construct 3 warehouses with Building A containing 354,250 sq. ft., Building B containing 220,200 sq. ft., and Building C containing 718,200 sq. ft.

Mr. Smith calls his first witness Mr. Tate Goss, Managing Member of I Port 440, Inc. and Veridian Partners. He is sworn-in by Mr. Gibbons. Mr. Goss stated that his company mainly constructs large warehouses. I Port 440, Inc. did extensive cleanup of the heavy contaminated

subject site. They received PARA's approval for this project.

Mr. Smith calls his second witness Mr. Gregory Oman, PE of Menlo Engineering. He is sworn-in by Mr. Gibbons. Mr. Oman described the site's location based on submitted Exhibit A1 - Plan of the proposed site. The proposed subdivision creates 3 lots. Proposed Lot A contains 21.5 acres and Lot B contains 16.55 acres fronting on High Street (CR 611). The main access to both lots is located on Lot B. Proposed Lot C does not have frontage on an approved road nor have direct access to an approved road. The access points for Lot C are through proposed Lot B with another indirect access through a proposed easement to adjacent Lot 1.01. The access through the proposed easement is to a driveway easement belonging to Lot 1.01 in Block 425. A variance is requested.

Fire safety was discussed. The applicant will to comply with all rules and regulations.

The applicant will comply with Mr. Feist report dated July 30, 2012, except: pg. 2 # item #1 3rd paragraph - existing condition/carry over.

The applicant will obey any local rules and regulations and any regulatory rules. There will be no traffic to the site. They are also proposing 5 signs at the proposed site. There will be 693 parking spots overall, 218 at Lot A, 108 at Lot B, and 367 at Lot C.

Mr. Smith calls his third witness Mr. Edmund P. Klimek, PA. He is sworn-in by Mr. Gibbons. Mr. Klimek submitted Exhibit A2 – Sheet A101 of the overall plan and Exhibit A3 – Sheet A301, building elevations. Mr. Klimek stated that the buildings are designed with all regulations and they are modern, noncombustible constructions.

Mr. Smith calls his fourth witness Mr. Karl Pehnke, PE. He is sworn-in by Mr. Gibbons. Mr. Pehnke stated that he prepared "Traffic Impact Study e-Port 440 Development" dated July 18, 2012, which was submitted to the Board prior to the meeting. He described how the traffic was design to the site. Majority of the traffic will be coming from Route 440.

10 minutes recess to read the resolution for this application.

Mr. Rebovich made a motion to approve the application and the motion was so moved and seconded by Councilman Petrick. All members present were in favor. Mr. Rebovich made a motion to adopt the resolution with all conditions set forth, including that the applicant will make a transcript of the meeting and will be included with the resolution and the motion was so moved and seconded by Councilman Petrick. All members present were in favor.

CLOSED SESSION: none

NEW BUSINESS:

Vice Chairperson Dispenziere ^{REQUESTED} pointed-out that Board should have received from Mr. Rios's office monthly report of the Board's financial situation.

Mr. Szilagyi made a request to officially recognize Mrs. Nagy-Johnson and Ms. Barcheski for their work for the Board and he repeated his request to recognize previous Board's attorney and engineer.

Mr. Szilagyi mad a motion to recognize Mrs. Nagy-Johnson and Ms. Barcheski for their work for

the Board and the motion was so moved and seconded by Mr. Rebovich. All members present were in favor.

Mr. Szilagyi made a motion to ask City Council to extend Board's members terms to December 31 and the motion was so moved and seconded by Mr. Rebovich. All members present were in favor.

Mr. Rebovich made a motion to move Board's reorganization to the January meeting and the motion was so moved and seconded by Mr. Szilagyi. All members present were in favor.

OLD BUSINESS:

Vice Chairperson Dispenziere asked to make nameplates for the members. ^{NEW}

APPROVAL OF MINUTES: none

MEMORIALIZATIONS: none

PAYMENT OF BILLS: none

ROLL CALL FOR UPCOMING MEETING:

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

ADJOURNMENT:

Chairperson Garcia asked for a motion to adjourn the meeting. Councilman Petrick made a motion and was seconded by Mr. Rebovich. Motion to adjourn the meeting of August 1, 2012 was so moved.

Meeting was adjourned at 10:30 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary