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

WEDNESDAY, FEBRUARY 1, 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, Mrs. Sharon Nagy-Johnson - Secretary, Mr. William Petrick – Councilman, Mr. David Szilagyi, and Mr. Thomas Ward

Those absent: Ms. Karen Kubulak, Mrs. Geri Barcheski, Mr. Kurt Rebovich Jr., and Mayor Wilda Diaz (all 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: none

APPLICATIONS:

Docket 2951 **Chevron USA, Inc.**
Maurer Road
Block 478.01; Lots 1, 1.01, 1.02

This applicant is requesting for preliminary and final major subdivision. Applicant proposes to subdivide the property into nine (9) lots.

Mr. Robert Smith, Esq. is representing the applicant. Mr. Smith submitted an affidavit of publication and affidavit of service prior to the meeting. He outlined the history of this application and stated that the boundary between Perth Amboy and Woodbridge are not specific (by agreement) and will need both towns' engineers and surveyors to establish boundary lines.

Mr. Smith calls his first witness Mr. Robert Mancini, PM Environmental for Chevron. He is sworn-in by Mr. Gibbons. Mr. Mancini stated that the track A Chevron will convey for future sell for development. Track B & D will remain for future remediation. NJDEP is a technical advisor for the EPA. The third area has a conservation easement and it may or not convey to conservation group.

Mr. Smith calls his second witness, Mr. Kenneth Siet, PE (TRC). He is sworn in-by Mr. Gibbons. Mr. Siet addressed environmental issues of the property. He stated that the site is contaminated with petroleum hydrocarbons as a result of storage this kind of products. In 1994 a permit was issued by the Government to investigate and clean up contamination on the site. In late 1990's DPA asked for cleanup remediation plan. A remedial work plan was submitted in 2008 and was approved. 75 acre parcel correct measure study was done and is ready for economical redevelopment for industrial use. A part of wetlands will remain as part of Resource Recovery Act. It will take about 5 years to completely clean up the entire site. The clean up will be done by in-situ method.

Mr. Smith calls his third witness, Mr. Peter Borbas, PP (professional surveyor for Chevron). He is sworn in-by Mr. Gibbons. Mr. Borbas stated that the 108 acre track is known as Chevron USA, Inc. He described the lots and tracks and the easement. Mr. Borbas submitted the following exhibits:

Exhibit A1 – Sheet No. 1 of 5 – Preliminary and Final Major Subdivision Plat Chevron Main Yard Existing Conditions – Revised Feb. 1, 2012

Exhibit A2 – Sheet No. 5 of 5 – Preliminary and Final Major Subdivision Plat Chevron Main Yard Existing Conditions – Revised Feb. 1, 2012

Mr. Borbas addressed Mr. Feist's Engineering Review Report dated January 16, 2012. The applicant agrees to all of the items except:

- Item # 7 – New plan submitted
- Item # 9
- Item #15
- Item # 18
- Item # 20
- Item # 22
- Item # 27
- Item # 28
- Item # 30
- Item # 32

Applicant provided a list of the waivers requested by Chevron USA, Inc.

Public portion: none

Councilman Petrick made a motion to approve the application with all conditions set forth and the motion was so moved and seconded by Mr. Szilagyi. The motion was voted on and approved by the vote of 6.

CLOSED SESSION: none

NEW BUSINESS: none

OLD BUSINESS:

Mr. Gibbons mentioned that Mr. Cox, an author of Cox Book passed away.

Mr. Feist will set up a meeting with Master Plan Committee to review the plan prior the next meeting.

APPROVAL OF MINUTES: January 4, 2012 carry to the next meeting

MEMORIALIZATIONS:

Docket No. 2941 New York SMSA, LLC (Verizon Wireless) Approved 11/2/2011

Councilman Petrick made a motion to approve the resolution and the motion was so moved and seconded by Vice Chairperson Dispenziere. All members present were in favor.

PAYMENT OF BILLS:

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

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

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: March 7, 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 Vice Chairperson Dispenziere. Motion to adjourn the meeting of February 1, 2012 was so moved.

Meeting was adjourned at 8:25 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary