
PLANNING BOARD

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Perth Amboy, New Jersey 08861

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

WEDNESDAY, OCTOBER 3, 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).

Mr. Gibbons, Esq., 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, Mr. Ms. Karen Kubulak, and Mr. Steven Nascimento

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

Vice Chairperson Dispenziere made a motion to nominate Mr. Nascimento as acting secretary for today's meeting and the motion was so moved and seconded by Councilman Petrick. All members present were in favor.

Planning Board Staff present at the meeting:

Jamie Rios, Administrative Officer
Clifford Gibbons, Esq.
Ernest W. Feist, P.E., P.P.
Iwona Cwiek, Recording Secretary

TOPICS FOR DISCUSSION: none

APPLICATIONS:

**Docket No. 2959 7-Eleven, Inc.
502 Smith Street
Block 100; Lot 3.02**

The applicant is requesting for major preliminary and final site plan approval. The applicant proposes to remove existing building and build a new 7-Eleven building approx. 2,520 sq. ft. with 13 parking spaces.

Mr. Jason R. Tuvel, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Tuvel outlined the history of this property.

Mr. Tuvel calls his first witness Mr. Robert Freud, PP, PE. He is sworn-in by Mr. Gibbons. Mr. Freud submitted Exhibit A1 – 3 Rendering Photographs of the Existing Property and Exhibit A2 – Aerial Photo Imaginary of the Property and Surrounding Neighborhood. Mr. Freud described the existing conditions of the subject property. He stated that there was a pre-application meeting with Feist Engineering staff. Mr. Freud submitted Exhibit A3 – Copy of Site Plan and Exhibit A4 – Photo Rendering of what the building will look like when finished. Mr. Freud stated that the applicant is seeking Major Site Plan approval to construct a 2,520 sq. ft. convenience store with 13 parking spaces. The store proposes to be in operation 24 hours a day and 7 days a week with 2-3 employees per shift with 3 shifts in a 24 hour period. The subject site is located on the northwest corner of Smith Street and Herbert Street in the C-1 Neighborhood Business Zone. The applicant is requesting several variances, including paring in the front yard, design waivers for minimum parking setback, minimum driveway setback and minimum distance from driveway to right-of-way intersection. There will be 5 ft. wide maintenance easement to the property owner of Lot 3.01. Applicant is proposing landscaping on the property. No buffer behind building due to limited access for maintenance. They will decrease impervious coverage from 96% to 76%. There will be two driveways on Smith Street and parking on front yard. Mr. Tuvel stated that this is a C-2 hardship criteria. The applicant is asking for a waiver from “No parking is allowed within 30 feet of the outer walls of any structure”. They are anticipating having delivery off-pick hours. Applicant is also asking for a variance from signage – a total of 72 sq. ft. is provided. The following variances are requested:

- 7 sign variances
- Location
- Minimum setback
- Driveway distance
- 30 ft. out of walls
- Curbing
- Landscaping (no landscaping behind the building)
- No shade trees – waiver

Public portion: none

Councilman Petrick made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Chairperson Dispenziere. The motion was voted on and approved by the vote of 5.

CLOSED SESSION: none

NEW BUSINESS: none

OLD BUSINESS: none

APPROVAL OF MINUTES: September 5, 2012 carried to the next meeting

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:

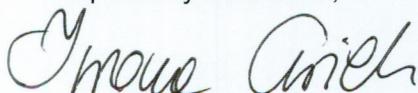
Next scheduled regular meeting: November 7, 2012, at 7:00 P.M.

ADJOURNMENT:

Chairperson Garcia asked for a motion to adjourn the meeting. Councilman Petrick made a motion and was seconded by Councilman Petrick. Motion to adjourn the meeting of October 3, 2012 was so moved.

Meeting was adjourned at 8:45 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary