
BOARD OF ADJUSTMENT
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**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT**

MINUTES OF THE MEETING

THURSDAY, AUGUST 8, 2013

The meeting was called to order at 7:05 P.M. by Chairman Thomas Ward.

Salute to the flag (Pledge of Allegiance was said).

The Chairman of the Perth Amboy Board of Adjustment, Thomas Ward advised the audience that notice of this meeting has been filed with the Home News Tribune, The Star Ledger, City of Perth Amboy's web page at www.ci.perthamboy.nj.us and 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: Chairman Thomas Ward, Vice Chairman Michael Savoia, Ms. Susan Batista, Secretary, Mrs. Leslie Dominguez Rodriguez, and Mrs. Yvonne Everett

Those absent: Mrs. Linda Cruz, Mr. Elias Rivera, and Mr. Ronald Ray (excused)

Zoning Board Staff: Jamie Rios, Administrative Officer
Alfred J. Petit-Clair, Jr., Esq.
Jeffrey Rauch, P.E., P.P.
Iwona H. Cwiek, Recording Secretary

APPLICATIONS:

**Docket No. 2976 Academy for Urban Leadership Charter High School
612 Amboy Avenue
Block 270; Lots 49-50**

Applicant is requesting for a conditional use variance approval. Applicant is proposing to

convert the existing rectory into a school with five (5) classrooms.

George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. All witnesses are sworn-in by Mr. Petit-Clair.

Mr. Otlowski calls his first witness Mr. Angelo J. Valetutto, PP, PE. He stated that he reviewed Feist Engineering report dated July 26, 2013. Mr. Valetutto testified that this application seeks a use variance to convert an existing church rectory into classrooms for their charter high school. The subject tract of land contains Lots 1 and 40 through 50 in Block 270 and has a frontage on Jeffries Street, Amboy Avenue and Hall Avenue. The subject tract contains the St. Michael's Catholic Church, an existing Academy for Urban Leadership Charter High School, the church rectory and a convent along with parking facilities. The rectory is located with frontage on Hall Avenue. As a Conditional Use in the R-25 Residential Zone, a private institution for education no operated for profit is permitted. Mr. Valetutto explained which requirements are not in conformance with the requirements of the Conditional Use; the applicant is seeking a waiver. There will be no expansion to the existing building; there is no room to provide additional parking. The two (2) building consists of 2162 sf.

Mr. Otlowski calls his second witness Dr. Deborah Eagan, Principal of the school. She stated that she has been working for the school for 3 years. She stated that the school is significantly growing since they opened it 3 years ago, presently there are 296 students. There are 15 classes in the building and 4 classes in the cafeteria. There are 100 more students coming in the fall and 5 teachers so, the space is very challenging. They will be able to put 6 classrooms in the rectory. As for education purpose, the public system is overcrowded and this is an alternative for the parents to choose the school. Classrooms contain about 20 students.

Mr. Otlowski calls his third witness Mr. Lou Vargas, President of the Board of Trustees for the school. He stated that the Board consists of 10 members. The Board is in favor of this application. Mr. Vargas stated that they were looking for other options, like satellite location but, this will cost school a lot more.

Discussion on the safety issues, other location, parking, and transportation.

Public portion:

- Ms. Torres, her son is a student at this Charter school asked about other locations.
- Chris Tereshko, teacher at the Charter school, asked to approve the application.
- Lilia Eystone, parent of the student, spoke in favor of the application.
- Katrina Middleton, parent of the senior student, spoke in favor of the application.
- George Cruz, VP Board of Trustees, asked to approve the application.
- George Bishop, current student, spoke in favor of the application.

Chairman Ward made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Ms. Batista. The motion was voted on and defeated by the vote of 4 "yes" (Ward, Savoia, Batista, and Everett) to 1 "no" (Dominguez Rodriguez).

Docket No. 2973 Walter & Mary Holuta
369 Oak Street

Block 158; Lot 11

Applicant is requesting for an expansion of a non-conforming structure. Applicant proposes to expand the existing two (2) family dwelling.

George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting.

Mr. Otlowski calls his first witness Mr. Paul J. Fletcher, PP, PE. He stated that he reviewed Feist Engineering report dated July 25, 2013. Mr. Fletcher submitted Exhibit A1 – Map of the subject property and the surrounding neighborhood. He stated that the applicant seeks a use variance to construct a second floor addition to an existing tow-story, tow-family house. A second floor addition will be constructed over a reconstructed front porch and a two-story addition will be constructed at the rear of the house. The two-family residential building is permitted in the R-25 Residential Zone as a Conditional Use. Mr. Fletcher addressed the deviations from the requirements of a Conditional Use. He also addressed bulk variances from the requirements of the R-25 Residential Zone requirements. The applicant will conform to Feist Engineering report dated July 25, 2013.

Public portion: none

Vice Chairman Savoia made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Mrs. Dominguez Rodriguez. The motion was voted on and approved by the vote of 5.

Docket No. 2974 Rui Santos
361 McGuire Place
Block 106.01; Lots 14 & 15

Applicant is requesting for an expansion of a non-conforming use variance. Applicant is proposing to expand the existing commercial garage for storage of vehicles.

George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting.

Mr. Otlowski calls his first witness Mr. Angelo J. Valetutto, PP, PE. He is sworn-in by Mr. Petit-Clair. He stated that he reviewed Feist Engineering report dated July 316, 2013, and the applicant will conform to it. Mr. Valetutto stated that this application seeks approval to add an enclosed storage area to the side of the existing building for the purpose of securing vehicles overnight. The existing building contains an automobile repair business and is located at 361 McGuire Place which is a dead-end street. The subject site is located in the R-25 Residential Zone. Other existing commercial type business are located the south and west. No work will be performed in the south of the structure of the area. Mr. Valetutto addressed the bulk variances.

Public portion: none

Ms. Batista made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Vice Chairman Savoia. The motion was voted on and

approved by the vote of 5.

CLOSED SESSION: none

MEMORIALIZATIONS:

Chairman Ward made a motion to approve the resolution of the Reorganization of the Board of Adjustment and the motion was so moved and second by Ms. Batista. All Members present were in favor.

APPROVAL OF MINUTES: June 13, 2013

Chairman Ward made a motion to approve the minutes and the motion was so moved and seconded by Vice Chairman Savoia. All members present were in favor.

NEW BUSINESS: none

ROLL CALL FOR UPCOMING MEETING: September 12, 2013 at 7:00 PM

ADJOURNMENT:

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Ms. Batista. Motion to adjourn the meeting of August 8, 2013 was so moved.

Meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary