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**BOARD OF ADJUSTMENT**  
375 New Brunswick Ave.  
Perth Amboy, New Jersey 08861

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**CITY OF PERTH AMBOY  
BOARD OF ADJUSTMENT**

**MINUTES OF THE MEETING**

**THURSDAY, DECEMBER 12, 2013**

The meeting was called to order at 7:08 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](http://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, Mrs. Linda Cruz, Mr. Ronald Ray and Rinaldo Aviles

Those absent: Mrs. Yvonne Everett and Mr. Elias Rivera (both 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. 2986      Iglesia Ciudad de Refugio Corp.**

Application has been carried to the next meeting without new notices.

**Docket No. 2983**      **Francisco Muniz**  
673 Columbus Circle  
Block 383.02; Lot 7

Applicant is requesting for a bulk variance. Applicant is proposing to add a second floor to the existing one family dwelling.

Mr. George Otlowski, 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, PE, PP. He stated that the applicant is seeking approval of a use variance to construct a second story to an existing ranch style dwelling. The existing structure contains a basement which is considered, by definition, a half story. The proposed addition will create a 2 ½ story structure which is not permitted in the R-60 Residential Zone. The dwelling will contain 4 bedrooms. He pointed out that the applicant is seeking a waiver for the number of required parking spaces. RSIS requires 2.5 spaces for a 4 bedroom single-family detached dwelling whereas, 2 spaces are provided. Mr. Valetutto stated that the applicant will comply with Feist Engineering report dated November 6, 2013, and addressed Bulk Variances required by this application.

**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 Mrs. Cruz. The motion was voted on and approved by the vote of 7.

**Docket No. 2982**      **El Abreu Supermarket**  
621-625 Brace Avenue  
Block 290; Lots: 4, 5, & 6

The applicant is requesting for use variance. Applicant is proposing to change the exiting use of a tavern and change it to a convenient store.

Mr. George Otlowski, 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, PE, PP. He stated that the applicant is seeking approval of a use variance to renovate an existing vacant building for use as a convenience store. The property is located in the R-50 Residential Zone on the southeast corner of Weirup Street and Brace Avenue. The existing structure contains a basement which is considered a half story. The proposed addition will create a 1 ½ story structure. Mr. Valetutto stated that the applicant will comply with Feist Engineering report dated November 7, 2013 and addressed waivers seeking by this application. One of them is a six (6) foot high fence in the rear of the property. The applicant is requesting waiver from the site plan requirements. The proposed use is going to be a convenient store, no alcohol will be sold on the property and no liquor license was transfer to the applicant. There will be 3 employees working at the store; the applicant will provide security cameras. Mr. Valetutto does not see any detriment to the neighborhood.

**Public portion: none**

Chairman Ward made a motion to approve the application and the motion was so moved and seconded by Mrs. Rodriguez Dominguez. The motion was voted on and approved by the vote of 7.

**Docket No. 2985 Rasi Property Mgmt., LLC**  
482 Smith Street  
Block 104.01; Lots 1-8

John J. Cassese, 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. Cassese calls his first witness Mr. Angelo J. Valetutto, PE, PP. He stated that the applicant seeks approval of a Use Variance to construct a building addition to an existing Dunkin Donuts store with drive-through facilities. Also planned for the site are additional new and replacement signs which are current under construction. The site is located in the C-1 Neighborhood Business Zone at 482 Smith Street at the intersection of Herbert Street. There are no other proposed site improvements. Mr. Valetutto stated that the applicant will comply with Feist Engineering report dated November 7, 2013 and addressed the waivers. He stated that the applicant is seeking a waiver from Item #4 of the Feist Engineering Report dated December 6, 2013. Also, the wall signs will be within the sign band area. They are not seeking approval for a free standing sign. The applicant is in agreement to cut the big trees and replace them with low shrubs.

**Public portion: none**

Mrs. Cruz made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Mrs. Leslie Dominguez Rodriguez. The motion was voted on and approved by the vote of 7.

**CLOSED SESSION: none**

**MEMORIALIZATIONS:**

**Docket No. 2975 Zhang's Property, LLC**

Ms. Batista made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Mrs. Leslie Dominguez Rodriguez. The motion was voted on and approved by the vote of 6; Mr. Aviles abstained.

**APPROVAL OF MINUTES: November 14, 2013**

Vice Chairman Savoia made a motion to approve the minutes and the motion was so moved and seconded by Ms. Susan Batista. The motion was voted on and approved; Mr. Aviles abstained.

**NEW BUSINESS:** none

**ROLL CALL FOR UPCOMING MEETING:** January 9, 2014 at 7:00 PM

**ADJOURNMENT:**

Mrs. Cruz made a motion to adjourn the meeting and was seconded by Vice Chairman Savoia. Motion to adjourn the meeting of December 12, 2013 was so moved.

Meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Iwona Cwiek  
Recording Secretary