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**BOARD OF ADJUSTMENT**

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Perth Amboy, New Jersey 08861

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**CITY OF PERTH AMBOY  
BOARD OF ADJUSTMENT**

**MINUTES OF THE MEETING**

**THURSDAY, JUNE 13, 2013**

The meeting was called to order at 7:00 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. Yvonne Everett, Mrs. Linda Cruz, Mr. Elias Rivera, and Mr. Ronald Ray

Those absent: Mrs. Leslie Dominguez Rodriguez (excused)

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

**APPLICATIONS:**

**Docket No. 2967 Higher Purpose Fellowship Church  
774 Pfeiffer Blvd.  
Block 385; Lot 1.03**

Applicant is requesting for a conditional use variance. Applicant is proposing a church.

Mr. 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, PE, PP. He is sworn-in by Mr. Petit-Clair. Mr. Valetutto stated that the applicant will comply with Feist Engineering report dated May 18, 2013. The application seeks approval of a minor site plan to convert an existing building to a church in the R-60 Residential Zone. This is permitted as a conditional use in the zone if all conditions of §430-58E.(1) are met. The subject lot known as Lot 1.03 in Block 385 is located at 775 Pfeiffer Blvd. The applicant proposes to make interior modifications to the building and stripe the existing parking lot. The surrounding properties are fully developed and there is no ability to acquire additional property to make a bigger parking lot. Mr. Valetutto addressed variances and waiver seeks by the applicant, which are the result of the existing use. The required parking space is 33.3, applicant is providing 45.

Mr. Valetutto also stated that the congregation presently consists of 25 families but, no more than 100 people will be present per service. There will be 1 service on Sunday; 3 part time employees; small kitchenette; there will be no food functions; no garbage pickup, the employees will take it with them. The surrounding fence doesn't belong to the subject property.

Mr. Otlowski calls his second witness Pastor Michael Miller. He stated that during the week there will be Bible classes and sometimes Christian opportunities for children, no day care center is planned.

Chairman Savoia made a motion to approve the application subject to compliance with Feist Engineering report dated May 18, 2013, and the motion was so moved and seconded by Mrs. Cruz. The application was voted on and approved by the vote of 7.

**CLOSED SESSION: none**

**NEW BUSINESS: none**

**APPROVAL OF MINUTES: May 9, 2013**

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

**MEMORIALIZATIONS: none**

**ROLL CALL FOR UPCOMING MEETING: July 11, 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 June 13, 2013 was so moved.

Meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Iwona Cwiek  
Recording Secretary