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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, NOVEMBER 14, 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 and Rinaldo Aviles (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. 2975      Zhang's Property, LLC**  
322 Smith Street  
Block 116; Lot 1

Applicant is requesting for an expansion of a non-conforming use variance. Applicant is

proposing to remove two (2) residential units on the first floor and converting it into a restaurant. The rest of the building will remain the same.

Mr. Kevin Morse, 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. Morse calls his first witness Mr. Jessie Zhang, Principal of Zhang's Property, LLC. Mr. Zhang stated that he purchase the property in 2003; there are 6 residential units currently. He is proposing to convert the first floor into take-out/delivery Asian food restaurant. There will be 2 employees from 11 am to 11 pm seven days a week; they live local. There will be no the tables at the restaurant to eat-in. Most of the deliveries will be done by bicycle. He also stated that he owns 2 other successful restaurants in Perth Amboy.

Mr. Morse calls his second witness Mr. Angelo J. Valetutto, PE, PP. He stated that the applicant is seeking approval to convert the first floor of an existing residential building to a take-out restaurant. A total of five (5) bedrooms will be eliminated. The applicant proposes to continue the residential use on the second and third floors. An existing parking space in the rear of the property with access to Watson Avenue will remain. Mr. Valetutto stated that the applicant will comply with Feist Engineering report dated July 31, 2013, and addressed Bulk Variances required by this application. He pointed out that they are reducing requirement for off-street parking. They are seeking waivers from Item #8 & #10 listed in the Feist Engineering report dated July 31, 2013.

**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 Mr. Rivera. The motion was voted on and approved by the vote of 6 to 1 (Mrs. Cruz).

**Docket No. 2983 Francisco Muniz**

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

**CLOSED SESSION: none**

**MEMORIALIZATIONS:**

**APPROVAL OF MINUTES: September 12, 2013, and October 10, 2013**

Mrs. Cruz made a motion to approve the minutes and the motion was so moved and seconded by Vice Chairman Savoia. The motion was voted on and approved.

**NEW BUSINESS: none**

**ROLL CALL FOR UPCOMING MEETING:** December 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 November 14, 2013 was so moved.

Meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Iwona Cwiek  
Recording Secretary