
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, JANUARY 9, 2014

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. Linda Cruz, and Mr. Ronald Ray

Those absent: Mrs. Leslie Dominguez Rodriguez, Mrs. Yvonne Everett, Mr. Elias Rivera and Rinaldo Aviles (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. 2984 New Cingular Wireless PCS, LLC
313 State Street
Block 126; Lot 14

Applicant is requesting for a conditional use variance. Applicant is proposing to install 12 antennas and an equipment shelter on the roof of the existing building.

Mr. Christopher Quinn, 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. Quinn calls his first witness Mr. Anthony Suppa, PE, PP. He stated that the applicant is seeking approval of a use variance and major site plan to construct 12 (16 panel) telecommunications antennae on an existing 10 story building. The application also includes the construction of a 20' x 12' shelter and related equipment on the roof of the building on the steel framing. The antennas will be 10 feet below the water tank. Structurally the building is a concrete building with concrete columns. If the application will be permitted, they will provide structural analysis for the review. A waiver is requested from providing a current boundary survey with metes and bounds description. The property is located on the C-2 Central Business Zone at the intersection of State Street, New Brunswick Avenue and Smith Street. The applicant will comply with Feist Engineering report dated December 5, 2013.

Mr. Quinn calls his second witness Mr. Ivan Joseph, PE, Radio Frequency Engineer. Mr. Joseph submitted Exhibit A1 – Map of Perth Amboy with multiple layers of the coverage. Mr. Joseph explained why the Cingular needs coverage in this particular area, which lacks of the sufficient coverage.

Mr. Quinn calls his third witness Mr. Timothy Kronk, PP. Mr. Kronk submitted Exhibit A2 thru A5 – Photographs of the subject property from different street views and photo simulations with the proposed antennas. The bulk variances are requested from the bulk schedule requirements for front and side yard setbacks.

Public portion: none

Chairman Ward 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.

Docket No. 2986 Iglesia Ciudad de Refugio Corp.
436 Market Street
Block 76; Lots 5 & 6

Applicant is requesting for non-conforming use variance. Applicant is proposing a 32' x 12.16' addition to the existing church.

Mr. Alan Papp, 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. Papp calls his first witness Mr. Angelo J. Valetutto, PE, PP. He stated that the applicant is seeking approval of an addition to the existing church. The application was approved in 2010. Originally there were 55 members of the church, at the present time they have 65 members. The applicant is seeking Conditional Use approval to construct a building addition to an existing church. The church is located in the R-25 Residential Zone at 436 Market Street at the intersection of Grace Street. There are no proposed site improvements. The applicant is increasing minimum lot coverage by building to 59.5%. The applicant will comply with Feist Engineering report dated November 6, 2013. Mr. Valetutto provided justification for each of the

Bulk Variances required by this application. The applicant will increase lot coverage to 59.5%; they are required to provide 19 parking spaces and they provided a copy of the parking agreement with Madsen & Howell. The applicant is asking for waiver from the site plan requirement. The addition will be for the storage for the food bank for the members of the church and neighbors. It will have a folding door to be able to expand the service for the children.

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. Cruz. The motion was voted on and approved by the vote of 5.

CLOSED SESSION: none

MEMORIALIZATIONS:

Docket No. 2983	Francisco Muniz	Approved	12/12/2013
Docket No. 2982	El Abreu Supermarket	Approved	12/12/2013
Docket No. 2985	Rasi Property Mgmt., LLC	Approved	12/12/2013

Vice Chairman Savoia made a motion to approve the resolutions and the motion was so moved and seconded by Mrs. Cruz. The motion was voted on and approved by the vote of 5.

APPROVAL OF MINUTES: December 12, 2013

Chairman Ward 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: February 13, 2014 at 7:00 PM

ADJOURNMENT:

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Mrs. Cruz. Motion to adjourn the meeting of January 9, 2014 was so moved.

Meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary