
BOARD OF ADJUSTMENT
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**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
THURSDAY, JULY 10, 2014**

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 and 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 Chairperson Leslie Dominguez Rodriguez, Ms. Susan Batista - Secretary, Mrs. Linda Cruz, Mr. Elias Rivera, Mr. Ronald Ray, Mr. Reinaldo Aviles, and Ms. Wilma Matey (1st alt)

Those absent: Mr. Michael Savoia (2nd alt.)

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

CLOSED SESSION: none

APPLICATIONS:

**Docket No. 2997 174 Hall Ave., LLC
174 Hall Ave.
Block 350; Lots 1, 1.02**

July 10, 2014

The applicant is requesting a bifurcated application for Use and Bulk Variance Approval. Applicant proposes to demolish existing warehouse and construct 7 apartments.

Mr. James Clarkin, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Clarkin gave a brief introduction on the subject application and stated that the applicant revised the plan from June 12, 2014, by reducing the number of units to 7 apartments. All witnesses were sworn-in by Mr. Petit-Clair at the last meeting.

Mr. Clarkin calls his first witness Mr. Sean Delaney, PE. He stated that due to comments at the last meeting the applicant revised the plans and offered the following exhibits:

- Exhibit A6 – Site Plan on Survey
- Exhibit A7 – 2 Dimensional Color Rendering
- Exhibit A8 – Aerial Map
- Exhibit A9 – Passenger Vehicle Circular Plan
- Exhibit A10 – C2 Vehicle Egress
- Exhibit A11 – Aerial Photos of the subject property
- Exhibit A12 – Exhibit D Aerial Photos

Mr. Delaney stated that as the result of the last meeting with Board of Adjustment the applicant revised the plans and is now seeking approval of a bifurcated Use Variance and Bulk Variances to construct a 2-story building fronting on Elizabeth Street which contains 7 two-bedroom apartments. One section of the proposed building will contains a second story unit over an access way to the rear of the tract where off-street parking for 7 vehicles is provided. The L-shaped 8,039.48 sq. ft. tract is located in the R-25 Residential Zone at the intersection of Elizabeth Street and Hall Avenue. The existing site contains a warehouse and parking area which will be demolished. Parking lot in the rear will be open; there is 3.5 feet site line. The driveway on Hall Avenue will be closed and will provide more parking spaces. The 900-gal trash container will be provided in the middle of parking. The landscaping and a fence will be provided. Because of the fire hazard the Fire Department requested to have an access from the adjoining rear of the building property. As a result of the reduction of the building they are reducing overall the Bulk Variances (see Feist Engineering report dated July 3, 2014).

Mr. Delaney stated that the applicant will comply with Feist Engineering report dated July 3, 2014.

Mr. Clarkin calls his second witness Mr. Lee Hamilton, PP. Mr. Hamilton. He described the subject property and surrounding neighborhood from the planning point of view. Mr. Hamilton gave his testimony why this particular property is suitable for this use.

Mr. Clarkin calls his third witness Mr. Michael Donovan, PA. He submitted Exhibit A13 – Color rendering of the proposed floor plan. He provided justification for each of the required variances and testimony in support of the proposed use variance.

Public portion:

- Stan Stephan of Charles Street, opposed to the application.

Vice Chairperson Leslie Dominguez Rodriguez made a motion to approve the application and the motion was so moved and seconded by Mr. Aviles.

The motion was voted on and defeated by the vote of 5 to 2 (Dominguez & Cruz).

NEW BUSINESS: Board of Adjustment reorganization for upcoming business year

Mrs. Cruz made a motion to nominate Mr. Thomas Ward as Chairman of the Board, Leslie Dominguez Rodriguez as Vice Chairwoman, and Ms. Susan Batista as Secretary and the motion was so moved and seconded by Mr. Ray. All Members present were in favor.

Chairman Ward made a motion to nominate Mr. Alfred J. Petit-Clair, Esq. as Board's Attorney and the motion was so moved and seconded by Mrs. Cruz. All Members present were in favor.

Chairman Ward made a motion to nominate Feist Engineering as Board's Engineer and Planner and the motion was so moved and seconded by Mr. Ray. All Members present were in favor.

Chairman Ward made a motion to nominate Jamie Rios as Zoning Officer of the Board and the motion was so moved and seconded by Mrs. Dominguez Rodriguez. All Members present were in favor.

MEMORIALIZATIONS:

Docket No. 2991	Flynn & Sons Funeral Home, LLC	approved	6/12/14
Docket No. 2993	567 Perth Amboy, LLC	approved	6/12/14
Docket No. 2996	Muhmad Melheess	approved	6/12/14

Vice Chairperson Dominguez Rodriguez 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. Mr. Aviles voted no on Docket 2993.

APPROVAL OF MINUTES: June 12, 2014

Chairman Ward made a motion to approve the Minutes and the motion was so moved and seconded by Ms. Batista. The motion was voted on and approved.

ROLL CALL FOR UPCOMING MEETING: August 14, 2014 at 7:00 PM

ADJOURNMENT:

Vice Chairperson Dominguez Rodriguez made a motion to adjourn the meeting and was seconded by Mrs. Cruz. Motion to adjourn the meeting of July 10, 2014 was so moved.

July 10, 2014

Meeting was adjourned at 9:45 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary