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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, SEPTEMBER 11, 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](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 Chairperson Leslie Dominguez Rodriguez, Ms. Susan Batista - Secretary, Mrs. Linda Cruz, Mr. Elias Rivera, Mr. Ronald Ray, Mr. Reinaldo Aviles, Ms. Wilma Matey, (1<sup>st</sup> alt) Mr. Michael Savoia (2<sup>nd</sup> alt.); Planning Board members: Karen Kubulak and Maria Garcia

Those absent: none

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. 2999      Johnny Santana**

**580 Hazel Ave.  
Block 190.02; Lots 1 thru 8, 23 & 24**

The applicant is requesting a subdivision and a conditional use variance approval. Applicant proposes to convert the rectory into a single family dwelling.

The following Board of Adjustment members excused themselves because of conflict with this application: Mrs. Cruz, Ms. Batista, and Mr. Savoia.

Mr. Stuart Santiago, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Santiago gave a brief introduction on the subject application. All witnesses are sworn-in by Mr. Petit-Clair, Esq.

Mr. Santiago calls his first witness Mr. Johnny Santana, the applicant. He stated that he is the contract purchaser and the contract is contingent subject to approval of the application. Mr. Santana wants to purchase single family tract and Good Shepherd Parish is the owner of the subject tract. Mr. Santiago submitted Exhibit A1 – Page 1: Aerial photo, Page 2: (4) photos.

Mr. Santiago calls his second witness Mr. Ron Sadowski, PE. He acknowledged that he prepared the plans and offered Exhibit A3 – Site Plan Rendering. Mr. Sadowski stated that this application seeks minor subdivision approval associated with a lot line adjustment. Existing lots 1 through 8 contain an existing church. Adjacent lots 23 and 24 contain an existing single family dwelling. The two uses share a common driveway. The purpose of the application is to adjust the common line between the church and single family dwelling to allow for common driveway use. The church has frontages on McKeon Street, Brace Avenue and faces Hazel Avenue. The single family dwelling has frontage on Hazel Avenue and is located to the south of the church. Both tracts are located in the R-50 Residential Zone. The single family home (new Lot A) is a permitted use in the zone. The church (new Lot B) is permitted as a conditional use.

Mr. Santiago calls his third witness Mr. Paul Ricci, PP. Based on the Exhibit A1, Mr. Ricci described the residential property which has 2 car garage and 2 off street parking spaces. Church has no parking spaces. Mr. Ricci stated that the application requires approval of Bulk Variances for which he provided justification. The proposed lot line adjustment will create a shared driveway and cross access easement will be provided. The applicant will memorialize the approved subdivision by filing a deed. The applicant will comply with Feist Engineering report dated August 27, 2014.

Mr. Santiago calls his fourth witness Father Michael Krull, Pastor of the church. He stated that the rectory of the Good Shepherd church is not in use, the parish was merged with 2 other parishes and the office is in another church. The sale of the rectory will provide extra funds and will help to maintain church. There is a hall underneath church which is used once a week for the meeting by church members. Father Krull confirmed that they will provide an easement for the common driveway.

**Public portion: none**

Ms. Kubulak made a motion to approve the application with conditions set forth and the motion was so moved and seconded by Chairman Ward.

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

**Docket No. 3000      High Street UAW Senior Housing Corp.**  
**315 High Street**  
**Block 128; Lots 16, 17, 18, 19 and 20.1**

The applicant is requesting for an expansion of a nonconforming use approval. Applicant proposes to renovate the first floor and expand the first floor, enclosing an existing outdoor patio to create a 23' x46' multi-purpose room.

James Tarella, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Tarella gave a brief introduction on the subject application and submitted Exhibit A3 – Deed of Easement for the right of way of High Street for the proposed accessible ramp. All witnesses are sworn-in by Mr. Petit-Clair, Esq.

Mr. Tarella calls his first witness Mr. Dan Antonellis, President of the corporation. He stated that presently there are 95 apartments with 104 seniors living in this building. The corporation is providing low income, affordable housing. The application seeks variance relief for the proposed expansion of a non-conforming use. They are proposing to expand the first floor area by enclosing the portion of an outdoor patio which is situated under the second floor of the 9 story building. Also, the portion of the existing first floor will be renovated in conjunction with the proposed use of the enclosed patio. They will have a bigger community room, warming kitchen, doctor's office, service coordinator, improved laundry room. They are proposing to a new accessible ramp in front of the building instead of the site. There will be a new trash compactor in the basement; the trash will no longer be collected outside of the building. There will be a shed outside the building where they will store lawn movers, snow blowers, etc. There are 20 parking spaces; the landscaping will be improved.

Mr. Tarella calls his second witness Mr. Vincent Mellusi, PA. He submitted the following exhibits:

- Exhibit A1- Proposed Site Plan
- Exhibit A2- Perth Amboy Ordinance granting easement
- Exhibit A3 – Deed of Easement
- Exhibit A4 – Set of Plans

Mr. Mellusi described the proposed new accessible ramp in the front of the building. He stated that the proposed new use will add 30% of the community space i.e. game tables, TV space, library, warming kitchen, 2 offices for professional staff. The applicant agrees with Feist Engineering report dated August 27, 2014, except Item 1)-vi Max Lot Coverage is proposed 39.11 (with shed) and 1)-vii Max Impervious Coverage is proposed 72.56.

Mr. Tarella calls his third witness Ms. Christine Nazzarro Cotone, PP. She stated that the subject tract, known as Lots 16-19 and 20.01 in Block 18, is located in the C-2 Central Business Zone at 315 High Street. The high-rise tower residential building is permitted as a Conditional Use provided that the first floor is devoted to commercial usage and conforms to all aspects of the R-M(H) High-Rise Tower requirements. This building does not contain any commercial space and thus, requires variance relief. Ms. Nazzarro justified deviations from the requirements of the R-M(H) portion of the R-M Residential Zone.

**Public portion:**

- Ross O'Reily, resident of 315 High Street, spoke in favor of the application.

Ms. Batista made a motion to approve the application with 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.

**NEW BUSINESS: none**

**MEMORIALIZATIONS:**

**Docket No. 2998      731 Donald Ave.                      Approved      8/12/14**

Vice Chairperson Dominguez Rodriguez made a motion to approve the resolutions and the motion was so moved and seconded by Ms. Batista. The motion was voted on and approved. Mr. Savoia abstained.

**APPROVAL OF MINUTES:                      July 10, 2014**

Ms. Batista made a motion to approve the Minutes and the motion was so moved and seconded by Vice Chairperson Dominguez Rodriguez. The motion was voted on and approved. Mr. Savoia abstained.

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

**ADJOURNMENT:**

Mr. Aviles made a motion to adjourn the meeting and was seconded by Vice Chairperson Dominguez Rodriguez. Motion to adjourn the meeting of September 11, 2014 was so moved.

Meeting was adjourned at 8:40 P.M.

Respectfully submitted,

Iwona Cwiek  
Recording Secretary