
BOARD OF ADJUSTMENT
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**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT**

MINUTES OF THE MEETING

THURSDAY, JANUARY 08, 2015

The meeting was called to order at 7:00 P.M. by Vice Chairperson Leslie Dominguez Rodriguez.

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: Vice Chairperson Leslie Dominguez Rodriguez, Ms. Susan Batista - Secretary, Mrs. Linda Cruz, Mr. Reinaldo Aviles, Ms. Wilma Matey, Mr. Michael Savoia

Those absent: Chairman Thomas Ward and Mr. Ronald Ray (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

CLOSED SESSION: none

APPLICATIONS:

Docket No. 3003 **174 Hall Ave, LLC**
174 Hall Ave.
Block 350; Lots 1, 2.02

The applicant is requesting for a use variance. Applicant is proposing to demolish existing warehouse and construct five (5) two-bedroom residential dwelling units with ten (10) parking spaces.

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 July 2014, and reduced the number of units to 5 apartments.

All witnesses are sworn-in by Mr. Petit-Clair.

Mr. Clarkin calls his first witness Mr. Sean Delaney, PE, PP. He stated that the applicant revised the plans and offered the following exhibits dated October 31, 2014:

- Exhibit A1 – Color rendering of the property layout
- Exhibit A2 – Aerial map of the site and surrounding neighborhood

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 5 residential apartment units and associated parking. There will be 10 parking spaces. One unit of the proposed building will contain a second story unit over the proposed parking area. 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. Maintenance on the site will be provided by the owner.

Mr. Delaney testified that the application requires approval of Bulk Variances listed in the Center State Engineering report dated December 5, 2014. He provided testimony in support of the requested variances. Mr. Delaney stated that the applicant will comply with the above mentioned report.

Mr. Clarkin calls his second witness Mr. Michael Donovan, PA. He described the subject property and surrounding neighborhood from the planning point of view. Mr. Donovan gave his testimony why this particular property is suitable for this use. He submitted:

- Exhibit A3 – 4 sheets of color rendering and floor plans. Mr. Donovan provided testimony that the apartments will be equipped with sprinkler system.

Mr. Clarkin calls his third witness Mr. Mitchell Noguerras, owner. He stated that they are looking to rent the apartments for young couples with small children.

Public portion: none

Ms. Batista made a motion to approve the application with conditions set forth and the motion was so moved and seconded by Ms. Matey.

The motion was voted on and approved by the vote of 6.

NEW BUSINESS: none

MEMORIALIZATIONS: none

APPROVAL OF MINUTES: none

ROLL CALL FOR UPCOMING MEETING: February 12, 2015 at 7:00 PM

ADJOURNMENT:

Ms. Matey made a motion to adjourn the meeting and was seconded by Mrs. Cruz. Motion to adjourn the meeting of January 08, 2015 was so moved.

Meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary