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

MINUTES OF THE MEETING

THURSDAY, MARCH 12, 2015

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 Chairman Michael Savoia, Ms. Susan Batista - Secretary, Mr. Reinaldo Aviles, Ms. Wilma Matey, Mr. Andrew G. Toth and Mr. Scott Farber

Those absent: Mrs. Linda Cruz (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. 3006 European Homes, LLC
373 Prospect Street
Block 161; Lots: 1, 2, & 3**

Mr. George Otlowski, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Otlowski gave a brief introduction on the subject application and calls his first witness Mr. Angelo J. Valetutto, PE, PP. He is sworn-in by Mr. Petit-Clair, Esq.

Mr. Valetutto stated that the application seeks approval of a Preliminary and Final Major Subdivision to create 4 single family building lots from 3 existing lots. He submitted Exhibit A1 – 6 pages of photographs of the subject property taken September 12, 2012.

Mr. Valetutto stated that the applicant will comply with the Center State Engineering report dated February 3, 2015. The applicant is also requesting variance relief from permitted density and permitted building height as well as several bulk variances (all listed in the report). The 9,189.10 sq. ft. tract is located in the R-25 Residential Zone with frontage on Lehigh Avenue and Prospect Street (one-way traffic). The applicant proposes a 3-bedroom home with a one-car garage and a driveway for one car for each lot. The proposed development eliminates existing on-street parking along the tract frontage on Lehigh Avenue. The site formerly contained a commercial building. The trees will be planted accordingly to the Boards' request.

Public portion:

- Sidney Statner, manager of the property next door, asked for a copy of the site plan.

Ms. Batista made a motion to approve the application with 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 7.

Docket No. 3007 New Beginning Deliverance Template, Inc.
338-340 Prospect Street
Block 117; Lots 32 & 33

The applicant is requesting for a conditional use variance. Applicant wants to use this site as a church with a sanctuary, meeting rooms, and office space.

Mr. George Otlowski, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Otlowski gave a brief introduction on the subject application and submitted Exhibit A-: Letter from Mr. Patel, owner of the property across the street stating that the applicant can use his parking on Saturdays and Sundays; there are approximately 14 parking spaces on this parking lot.

Mr. Otlowski calls his first witness Mr. Angelo J. Valetutto, PE, PP. He is sworn-in by Mr. Petit-Clair, Esq. The applicant is seeking approval of a Use Variance to use an existing 1-1/2 story masonry building as a church with a sanctuary, meeting rooms and office spaces. The applicant has also requested variance relief from permitted floor area ratio, permitted density and several bulk variances (listed in the engineering report). The 5,000 sq. ft. tract is located in the R-25 Residential Zone with frontage on Prospect Street, approximately 100 feet south of Fayette Street. The site formerly contained a warehouse building with offices. The applicant is also asking for a relief from parking requirement for all sites.

The applicant will comply with the Center State Engineering report dated March 6, 1015.

Mr. Otlowski calls his second witness Ms. Felicia Nelson, Trustee of the church. She is sworn-in by Mr. Petit-Clair, Esq. Ms. Nelson stated that the parish contains about 25 families, the current location is in Port Reading but, most of them live in Perth Amboy. They don't drive vehicles so, she they will be able to walk to church.

Public portion: none

Mr. Aviles made a motion to approve the application with 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 7.

APPROVAL OF MINUTES: February 12, 2015

Vice Chairman Savoia made a motion to approve the Minutes and the motion was so moved and seconded by Chairman Ward. The motion was voted on and approved; Mr. Aviles abstained.

OLD BUSINESS: none

MEMORIALIZATIONS: none

NEW BUSINESS: none

ROLL CALL FOR UPCOMING MEETING: April 9, 2015 at 7:00 PM

ADJOURNMENT:

Chairman Ward made a motion to adjourn the meeting. Mr. Toth made a motion to adjourn the meeting and was seconded by Ms. Matey. Motion to adjourn the meeting of March 12, 2015, was so moved.

Meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary