
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, APRIL 9, 2015**

The meeting was called to order at 7:15 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, Ms. Susan Batista - Secretary, Mrs. Linda Cruz, Ms. Wilma Matey, Mr. Andrew G. Toth, and Mr. Scott Farber

Those absent: Vice Chairman Michael Savoia, Mr. Reinaldo Aviles (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

APPLICATIONS:

Docket No. 3008 George & Mary Bonilla – has carried to the next meeting

**Docket No. 3009 975 High St., LLC
975 High Street
Block: 426; Lots 3.05 & 3.06**

The applicant is requesting for a height variance. Applicant proposes to install three (3) new silos within the existing building.

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

Mr. Lanzafama stated that the application seeks approval of Use Variance to modify a 104,139 sq. ft. existing building to create 2 tenant spaces. He submitted Exhibit A1 – Aerial photo view of the property looking north; and Exhibit A2 – Aerial photo view of the property looking west. Mr. Lanzafama described in details the subject property which is known as Lots 3.05 and 3.06 in Block 426. The existing silos, currently located outside the footprint of the building will be demolished and 2 new silos will be constructed within the modified building, increasing the footprint to 104,261 sq. ft. The existing building is located on Lot 3.06 is located on Lot 3.06 and former site improvements for parking (total of 65) are located at the south end of the building. On the west side of the building a railroad siding is located parallel to the building and on the subject lot. To the north is the overhead right of way of Outerbridge Crossing. A use variance is required due to the request to construct the silos to height not permitted in the zone.

Mr. Lanzafama stated that the applicant will comply with the Center State Engineering report dated April 2, 2015.

Mr. Barcan calls his second witness Mr. Robert Longo, PA. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Longo described the application from the architectural stand of point based on the submitted plan. Stated that portion of the building and existing silos will demolished and put it back as a slightly larger version. Mr. Longo submitted Exhibit A3 – (2) photographs of the building. He pointed out where the loading docks are and other features of the building.

Mr. Barcan calls his third witness Mr. Mark Schlamers, Project Engineer of the Custom Building Projects, a manufacturer of tile products. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Schlamers stated that they will be renting this portion of the building and described the manufacturing process of the tile products and the need of the silos. The silos capacity is a minimum of two tank loads. The reason for this location is close proximity to NY and north NJ.

Mr. Barcan calls his fourth witness Mr. Michael Lanzafama, PE, PP, who gave detailed testimony justifying the need for this application.

Public portion:

- Mariano Placentia, 760 Park Str., living in the back of this site, he stated that his concern is about cement coming out into the air.

The engineer stated that there is no discharge into the air. It is totally sealed manufacturing process. There are no toxic fumes outside the building.

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

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

CLOSED SESSION: none

APPROVAL OF MINUTES: March 12, 2015

Mr. Farber made a motion to approve the Minutes and the motion was so moved and seconded by Mrs. Matey. The motion was voted on and approved; Mrs. Cruz abstained.

OLD BUSINESS: none

MEMORIALIZATIONS:

Docket No. 3006 European Homes, LLC

Docket No. 3007 New Beginning Deliverance Template, Inc.

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

NEW BUSINESS: none

ROLL CALL FOR UPCOMING MEETING: May 14, 2015 at 7:00 PM

ADJOURNMENT:

Chairman Ward made a motion to adjourn the meeting. Mr. Farber made a motion to adjourn the meeting and was seconded by Ms. Matey. Motion to adjourn the meeting of April 9, 2015, was so moved.

Meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary