
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, MAY 14, 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, Mrs. Linda Cruz, Mr. Reinaldo Aviles, Ms. Wilma Matey, and Mr. Andrew G. Toth

Those absent: Mr. Scott Farber (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
217 Front Street
Block: 50; Lot 9**

The applicant is requesting for a use variance and minor site plan approval. Applicant proposes to re-construct a single family dwelling that was destroyed by Super Storm Sandy.

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. Two witnesses are sworn-in by Mr. Petit-Clair, Esq.

Mr. Valetutto stated that the applicant seeks approval of a Use Variance and Minor Site Plan to demolish the remains of an existing single family dwelling which was destroyed by Super Storm Sandy and construct a 3-story 4-bedroom single family dwelling. Mr. Valetutto submitted the following exhibits:

- Exhibit A1 – Document from the Zoning Office titled ‘Notice of Unsafe Structure’;
- Exhibit A2 – Four (4) photographs showing front, back and 2 the basement of the house;
- Exhibit A3 – Another photograph of the back house.

Mr. Valetutto described in details the subject property which is known as Lot 9 in Block 50 located at 217 Front Street. The property is located within the V-Flood Zone and will meet the required FEMA Standards for the V-Zone. The applicant proposes to construct 2,982.20 sq. ft. house where a 1,614.00 sq. ft. house previously existed. The property is located in the R-60 Residential zone, but does not meet the bulk requirements of the zone therefore the applicant is requesting various bulk variances. Mr. Valetutto gave detailed testimony justifying the need for this application. He also stated that the applicant will comply with the Center State Engineering report dated April 3, 2015.

Public portion:

- Lisa Jones, lives at 222 Water Str., which is in the back of the subject site, had question on height of the new house.
- Barry Rosengarten, 211 Front Str., spoke in favor of the application.

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 7.

Docket No. 3011 425 Division Street, LLC
425 Division Street
Block: 224; Lots: 12-15 and 31-34

The applicant is requesting for a use variance and preliminary & final site plan approval. Applicant is converting the western portion of the existing building into 11 apartments while maintaining the remainder of the building for office/warehouse/showroom.

Mr. George Otlowski, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Three witnesses are sworn-in by Mr. Petit-Clair, Esq.

Mr. Otlowski gave a brief introduction on the subject application and calls his first witness Mr. Sean Delaney, PE, PP. He submitted Exhibit A1 – Color rendering of the Site Plan and Exhibit A2 – Aerial photo of the site and surrounding neighborhood. Mr. Delaney stated that the subject

property is located at 425 Division Street in the R-25 Residential Zone. The applicant seeks use variance and major site plan approval to convert an existing 2 story building to a multi-use proposing 11 residential apartments in a portion of both floors and a warehouse with offices and showrooms on the remaining portion of the first floor. The building currently houses a warehouse with an office. The 37,388 sq. ft. tract contains the existing building and a parking area. There are 25 parking spaces and 16 of them will be designated for residents. The applicant requests a variance for insufficient parking. The applicant will provide new landscaping, lighting and security cameras. Overall there will be significant improvement to this site. The residential apartments and all improvements will be in accordance with the Code of Perth Amboy. The applicant will comply with Center State Engineering report dated May 7, 2015.

Mr. Delaney provided justification for each required variance. In his opinion there will be a benefit to the area with this improvement.

Mr. Otlowski calls his second witness Mr. Brian Loughlin, an architect. He prepared architectural plans for this application dated March 27, 2015. Mr. Loughlin described in details the proposed 11 residential apartments of which 3 will be on the first floor and 7 on the second floor. There will be large courtyard on the second floor to which all apartments will have access. One access to the residential apartments will be from Park Street thru the entrance ramp and the second entrance will be from the parking lot.

Mr. Otlowski calls his third witness Mr. Mitchell Noguerras, the applicant. He stated that he bought the subject property in 2013. Currently there are 5 employees, including himself, working at the warehouse, from 8 am to 4 pm. The materials stored in the warehouse are mostly ceramic tiles, nothing flammable. The existing storage tank located in the basement will be removed. The cost of this construction will be about 2 million.

Public portion: none

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

CLOSED SESSION: none

APPROVAL OF MINUTES: April 9, 2015

Mr. Batista made a motion to approve the Minutes and the motion was so moved and seconded by Mrs. Cruz. The motion was voted on and approved; Mr. Aviles and VC Savoia abstained.

OLD BUSINESS: none

MEMORIALIZATIONS:

Docket No. 3009 975 High St., LLC Approved April 9, 2015

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: June 11, 2015 at 7:00 PM

ADJOURNMENT:

Chairman Ward asked for a motion to adjourn the meeting. Mr. Aviles made a motion to adjourn the meeting and was seconded by Vice Chairman Savoia. Motion to adjourn the meeting of May 14, 2015, was so moved.

Meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary