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

MINUTES OF THE MEETING

THURSDAY, JUNE 11, 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, Mr. Andrew G. Toth, and Mr. Scott Farber

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

APPLICATIONS:

Docket No. 3004 Raritan Yacht Club – carried to the next meeting

Docket No. 3013 Alfredo Hernandez
519-521 State Street
Block 249; Lots 16, 17 & 18

The applicant is requesting for a use variance and preliminary and final site plan approval. Applicant is converting the existing two buildings into a restaurant/lounge; second floor three one bedroom apartments and one two-bedroom apartment; third floor one and two bedroom apartment.

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 applicant seeks approval of a Use Variance and Preliminary & Final Site Plan to renovate an existing two-story building and construct a three-story addition to an adjacent three-story building. The existing two-story building contains a restaurant on the first floor and a boarding house with 5 bedrooms on the second floor. The existing three-story building contains a bar and restaurant on the first floor, a two-bedroom apartment on the second floor and a two-bedroom apartment on the third floor. The 2 buildings will ultimately be joined. The first floor of the new building will contain a 2,796 sq. ft. bar and restaurant. The facility will have a seating capacity of 120 with 10 employees. The 2,796 sq. ft. second floor of the new building will contain 3 one-bedroom apartments and 1 two-bedroom apartment. The 2,796 sq. ft. third floor of the new building will contain 1 one-bedroom apartment and 1 two-bedroom apartment.

Mr. Valetutto described in details the subject property which is located in the C-1 Neighborhood Business Zone with frontage on State Street. The two-story building is located on Lots 16 and 17 and the three-story building is located on Lot 18. All three lots have rear access to Miller Street. The applicant proposes to consolidate lots into one lot.

Mr. Valetutto gave detailed testimony justifying the need for this application. The applicant is requesting a variance from the parking requirement. He also stated that the applicant will comply with the Center State Engineering report dated June 3, 2015.

Per Board's suggestion, the applicant agrees to eliminate a three-story addition to an adjacent three-story building.

Public portion:

- Karen Kubulak, 654 Penn Str., asked how many bedrooms are proposed.

Ms. Batista made a motion to approve the application subject to changes and conditions set forth and the motion was so moved and seconded by Mr. Aviles.

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

Docket No. 3014 ETC Tower, LLC
313 State Street
Block: 126; Lot: 14

The applicant is requesting for a use variance approval. Applicant proposes to maintain existing office uses for floor one thru five. The upper five floors will have ten units per floor for a total of

fifty apartments (20 efficiency and 30 one-bedroom apartments total).

Mr. George Otlowski, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. All 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. Eddie Trujillo, the owner. He gave a historic description of the subject building which was built in 1929 and contains 75,000 sq. ft. with basement. Since 1994, 50% of the building was empty and right now even 60% is empty. To make the space usable Mr. Trujillo wants to convert the existing top 5 floors of a 10 story building to 20 efficiency and 30 one-bedroom residential apartments for tenants 55+ of age with offices remaining on the 5 lower floors. The building will be upgraded to the high rise requirements, including new sprinkler system with water pump tower on the top and generator. Mr. Trujillo submitted Exhibit A1 - Proposed refuse chutes for ETC Towers; Photos of the recycling and trash chutes. The openings to the garbage chutes will be on each floor. The cost to renovate the building will be between 3 to 4 million.

Mr. Otlowski calls his second witness Mr. Edward J. Trujillo, son of the owner. Mr. Trujillo submitted Exhibit A2 – Pamphlet ETC Tower Variance Proposal and he gave a testimony to the parking situation. He stated that the goal is to make ETC Tower living area for a 55 years old and over. Most adults in their current similar communities live in these affordable units with fixed incomes and cannot afford to have cars because of the expenses. In most cases they rely on relatives for transportation or public transporting provided by the city such as “Seniors on the Go”. In his opinion, most adults that do not have cars prefer to live downtown because of the convenience. ETC Towers will rent 10 parking spaces for tenants for 1 year and after that will check if more or less is needed.

Mr. Otlowski calls his third witness Mr. Angelo J. Valetutto, PE, PP. He stated that the application seeks use variance and major site plan approval. The building is located at 313 State Street at the intersection of New Brunswick Avenue in the C-2 Central Business Zone. The proposed use is permitted principal use in the C-2 Zone. The application also requires approval of the bulk variances which all are existing. Mr. Valetutto presented positive and negative criteria for the requested variance.

Mr. Valetutto submitted Exhibit A3 thru A7 – Preliminary & Final Major Site Plan for ETC Tower, LLC.

Members of the Board stated that they would like to see similar apartments as well as the building inside. The applicant will arrange for the Members to visit the sites.

The application has been carried to the next meeting.

CLOSED SESSION: none

APPROVAL OF MINUTES: May 14, 2015 – carry to the next meeting

OLD BUSINESS: none

MEMORIALIZATIONS:

Docket No. 3008 George & Mary Bonilla Approved May 14, 2015

Docket No. 3011 425 Division Street, LLC Approved May 14, 2015

Mrs. Matey made a motion to approve the resolutions and the motion was so moved and seconded by Vice Chairman Savoia. The motion was voted on and approved.

NEW BUSINESS: none

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

ADJOURNMENT:

Chairman Ward asked for a motion to adjourn the meeting. Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Mrs. Cruz. Motion to adjourn the meeting of June 11, 2015, was so moved.

Meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary