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

MINUTES OF THE MEETING

THURSDAY, DECEMBER 10, 2015

The meeting was called to order at 7:00 P.M. by Chairman Michael Savoia.

Salute to the flag (Pledge of Allegiance was said).

The Chairman of the Perth Amboy Board of Adjustment, Michael Savoia 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 Michael Savoia, Vice Chairman Ronald Ray, Ms. Susan Batista - Secretary, Mrs. Linda Cruz, Mr. Reinaldo Aviles, Ms. Wilma Matey, and Mr. Scott Farber

Those absent: none

Zoning Board Staff: Lance Nelson, Administrative Officer
Alfred J. Petit-Clair, Jr., Esq.
Jeffrey Rauch, P.E., P.P.
Iwona H. Cwiek, Recording Secretary

APPLICATIONS:

**Docket No. 3016 Paul Quispe
562 Amboy Avenue
Block 272; Lot 24**

The applicant is requesting for a use variance approval. Applicant is converting an existing two family dwelling unit into a commercial on the first floor and the second floor will remain as one

family dwelling unit.

Mrs. Cruz excused herself from this portion of the meeting.

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. Paul J. Fletcher, PE, PP. He is sworn-in by Mr. Petit-Clair, Esq.

Mr. Fletcher stated that the subject property is located in the C-1 Neighborhood Business Zone with frontage on Amboy Avenue. There will be no construction on the site. The application seeks Bulk Variance approval to renovate an existing one-story building on Lot 24 by converting the first floor from residential to commercial, the second floor will remain residential. The current use is residential on both floors. The lot has an existing non-conforming use. Also requested are bulk variances for front and side yard setbacks, maximum percentages of residential area to overall building area and insufficient parking. Any damage to the curb will be repair; the sign will comply with the City requirement. The applicant will comply with Center State report dated August 5, 2015.

Mr. Otlowski calls his second witness Ms. Alejandrina Quispe and her interpreter Ms. Yamell McIntosh; both are sworn-in by Mr. Petit-Clair, Esq. Ms. Quispe stated that she would like to open a sewing business for wedding and special occasion. She will be the only employee; the clients will be coming by appointment only.

Public portion: none

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

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

**Docket No. 3019 LGP Realty Holdings, LP
653 Pfeiffer Blvd.
Block 378.01; Lots 5, 9-10 and 14-20**

The applicant is requesting minor site plan approval to expand its pre-existing non-conforming use as a gas station with a convenience store. This project will demolish a vacant structure at 811 Amboy Avenue and create an 18 ft. driveway with one way access from Amboy Avenue to the existing gas station site.

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 stated that the applicant has no objection to the engineering report dated December 4, 2016. He calls his first witness Mr. Jeffrey Lanza, PE, PP. All witnesses are sworn-in by Mr. Petit-Clair, Esq.

Mr. Lanza submitted the following exhibits:

- Exhibit A1 –Aerial view of the site
- Exhibit A2 – Zoom version of the site
- Exhibit A3 – Color rendering driveway expansion

- Exhibit A4 – Site Plan.

Mr. Lanza stated that the application seeks Use Variance and Minor Site Plan approval to construct an 18 feet wide access driveway from Amboy Avenue to the existing Shell Station site. The applicant is the Contract Purchaser of adjacent Lot 5 in Block 378.01 upon which the proposed access driveway will be constructed. The project will include the demolition of the existing 2-story frame and masonry residential building on Lot 5. The irregular shaped tract is located in the C-1 Neighborhood Business Zone with frontage on Pfeiffer Boulevard (one-way street) at the intersections of Krochmally Avenue, Albert Street and Amboy Avenue. The site currently contains a Shell gasoline station with a convenience store and parking for 9 vehicles. Access to the site is gained via driveways from Albert Street, Pfeiffer Boulevard and Amboy Avenue. The new driveway would allow additional access from the east via Amboy Avenue. The applicant is requesting several submission checklist waivers, design waivers and variances. Mr. Lanza also provided justification for each of the required variances, waivers and design exceptions.

Mr. Otlowski calls his second witness Mr. Bruce Simons, representative from LGP Realty. He stated that this project was his idea when he came to the site for the first time and he was confused with the entrance on Amboy Avenue. The applicant is proposing to close the existing entrance and create a new driveway on Amboy Avenue. The development includes the construction of concrete sidewalk and curb along with a pavement repair strip in the area of an existing entrance driveway.

Public portion:

- Georgina Quiles-Muniz, 481 Krochmally Avenue, her concern is excessive traffic in this area. Also Ms. Quiles-Muniz complained that the gas station lights are never turn on, restrooms are closed and people are urinating on the building, they did not comply with the previous resolution in regards to the buffer. She wants them to place a solid fence.

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

The motion was voted on and approved by the vote of 5 to 2 (Ms. Cruz and Mr. Aviles).

**Docket No. 3020 Matlis High Street, LLC
276 High Street
Block 55; Lot 25**

The applicant is requesting for a use variance approval. Applicant is converting an existing commercial dentist office into veterinarian hospital.

Mr. Daniel Green, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Green gave a brief introduction on the subject application. All witnesses are sworn-in by Mr. Petit-Clair, Esq.

Mr. Green calls his first witness Mr. Naum Polonskiy, the applicant. Mr. Polonskiy stated that he is working in the United States since 2003, he was working in the vet hospital in the Bronx where he obtained his license, presently he is doing house calls. He would like to open full time

operating hospital with 2 doctor, 2 assistants and 1 receptionist. The operating hours will be from 10 am to 8 pm with 24 hour emergency service available. On the first floor there will be examination rooms, lab, waiting area and reception. On the second floor will be a surgery room, intensive care unit, treatment area, isolation room and lunch room. There is also basement in this building and Mr. Polonskiy is planning to have there a boarding rooms and grooming room for his animal patients.

Mr. Green calls his second witness Ms. Alison Coffin, PP. She stated the application seeks Use Variance approval to renovate an existing building for use of the animal hospital. There will be minimum alterations to the exterior of the building. The applicant will provide handicapped parking space in the rear of the building and better access to the basement. 9 parking spaces are provided and the applicant is requesting a variance. The 8,395 sq. ft tract is located at 276 High Street. The character of this area is a mixed commercial/residential use however, the property is located in the R-60 Residential Zone where professional offices are not permitted; therefore a Use Variance is required. Ms. Coffin provided justification of the Use Variance and bulk variances.

Mr. Green calls his third witness Mr. Donald Passman, an architect. He submitted an architectural plan as the part of the application and offered it as Exhibit B-1. Mr. Passman described the building which will have a ramp in the back and enclosed outside space covered with mulch for the dogs to relieve themselves. The impervious cover is 83.5%, proposed lot coverage is 18% and the building height 28 ft. Mr. Passman described the interior concepts of the building which is 28' x 51', has two entrances in the front (north & south) facing High Street. There will be no major changes inside the building.

The applicant agrees that there will be no grooming / boarding services except for the sick animals admitted to the hospital and there will be no signage for such a services. Also, will provide second air condition to the basement.

Public portion: none

Mr. Farber made a motion to approve the application subject to the 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 7.

CLOSED SESSION: none

NEW BUSINESS: none

OLD BUSINESS: none

APPROVAL OF MINUTES: November 12, 2015

Ms. Matey made a motion to approve the minutes and the motion was so moved and seconded by Ms. Batista. The motion was voted on and approved.

MEMORIALIZATIONS: **none**

ROLL CALL FOR UPCOMING MEETING: January 14, 2016, at 7:00 PM

ADJOURNMENT:

Chairman Savoia asked for a motion to adjourn the meeting. Vice Chairman Ray made a motion to adjourn the meeting and was seconded by Mr. Aviles. Motion to adjourn the meeting of December 10, 2015, was so moved.

Meeting was adjourned at 9:40 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary