

**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, JULY 14, 2016**

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](http://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, Mrs. Linda Cruz, Mr. Reinaldo Aviles, Ms. Wilma Matey, Mrs. Ana Maria Mascenik, and Jose Amarante

Those absent: Mr. Scott Farber (no excuse)

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

**NEW BUSINESS: Elect a secretary for the rest of the 2016 term**

Chairman Savoia made a motion to nominate Mrs. Linda Cruz and the motion was so moved and seconded by Mrs. Mascenik.

Mr. Aviles made a motion to nominate Ms. Wilma Matey and the motion was so moved and seconded by Vice Chairman Ray.

Both motions were voted on; Mrs. Cruz received 4 votes and Ms. Matey received 3 votes, therefore Mrs. Cruz is the Board's secretary.

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**APPLICATIONS:**

**Docket No. 3032      Luis A. Perez - Jimenez**  
**718 Columbus Circle**  
**Block 383.02; Lot: 218**

This applicant wants to construct additional bedroom to the second floor of his single family dwelling on a conforming 75 x 100 lot.

Mr. Luis Perez Jimenez is representing himself; he has been sworn-in by Mr. Petit-Clair, Esq. Mr. Perez stated that he is seeking approval to construct a 2<sup>nd</sup> story and enlarged porch to the existing structure. The subject site contains 7,500 sq. ft. and is located in the R-60 Residential Zone with frontage on Columbus Circle. He has requested several bulk variances relief. Presently the site contains an existing 1 story frame dwelling.

**Public portion:          none**

Mrs. Cruz made a motion to approve the application and the motion was so moved and second by Chairman Savoia. The motion was voted on and approved by the vote of 6 to 1 (V.C. Ray).

**Docket No. 3028      P.I.L. Real Estate LLC**  
**653 New Brunswick Avenue / 471 Rathbun Place**  
**Block 188; Lots: 1, 2, 5, & 6**

The applicant wants to subdivide lot 1, 2 from 5, 6 and demolish the dwelling on lots 1, 2 construct a two (2) story mixed use building. The first floor would be retail / office, the 2<sup>nd</sup> floor would have (2) two (2) bedroom apartments; the existing (2) family use on lots 5, 6 to remain. Cross access easement for parking for both buildings.

Mr. Bob Smith, Esq., is representing the applicant. He stated that this is continuation from the previous meeting. The applicant submitted plans as requested by the Board prior to the meeting. The applicant agreed that there will be an office only on the first floor.

Mrs. Mascenik made a motion to approve the application and the motion was so moved and seconded by Mr. Aviles. All members present were in favor.

**Docket No. 3031      Mr. Ali Rada**  
**485 State Street**  
**Block 249; Lot 2**

The applicant seeks site plan approval to build a mixed use building with commercial space on the first floor and four (4) apartments covering the entire second floor; two (2) one bedroom and (2) two bedroom apartments

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 an overview on this application and called his first witness Mr. Ali Rada, the owner. All witnesses are sworn-in by Mr. Petit-Clair.

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Mr. Rada talked about his prior successful projects throughout Perth Amboy. He stated that he is taking superiority in developing all his projects. There is no basement in the subject building.

Mr. Otlowski calls his second witness Mr. Willy Zambrano, PA. He submitted the following exhibits and based on them described the proposed plans:

- Exhibit A1 – Arial picture of the site
- Exhibit A2 – Site Plan
- Exhibit A3 – Floor Plan
- Exhibit A4 – Façade Plan
- Exhibit A5 – Elevation Plan

Mr. Rauch submitted the following exhibits:

- Exhibit B1 – picture of the back well
- Exhibit B2 – picture of the back well from different angle
- Exhibit B3 – picture of the metal stairs

Mr. Otlowski calls his third witness Mr. Angelo J. Valetutto, PP, PE. Mr. Valetutto stated that this application seeks use variance and minor site plan to construct a 2-story mixed-use building with 2 commercial spaces on the ground floor and 4 apartments on the second floor. The vacant site, containing 4,032 sq. ft., is known as Lot 2 Block 249 with frontage on State Street. Mr. Valetutto justified the variances and addressed fire walls and sprinkler system. He stated that the applicant will comply with Center State report dated July 7, 2016.

**Public portion: none**

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

**CLOSED SESSION: none**

**OLD BUSINESS: none**

**APPROVAL OF MINUTES: June 9, 2016**

Mr. Aviles made a motion to approve the minutes and the motion was so moved and seconded by Chairman Savoia. The motion was voted on and approved.

**MEMORIALIZATIONS:**

**Docket No. 3027 Capa Construction LLC Denied**

Mr. Petit-Clair explained that this was a permitted use and why this application shouldn't be denied. His recommendation to the Board is consider to rescind denial. The applicant will come back with this application.

Chairman Savoia made a motion to pull out the memorialization and the motion was so moved and seconded by Mr. Aviles. All members present were in favor.

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**Docket No. 3029      226 New Brunswick Ave LLC      Approved**

Mrs. Mascenik made a motion to approve the memorialization and the motion was so moved and seconded by Mr. Aviles. The motion was voted on and approved. Ms. Matey abstained.

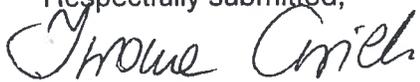
**ROLL CALL FOR UPCOMING MEETING:**                      August 11, 2016, at 7:00 PM

**ADJOURNMENT:**

Chairman Savoia asked for a motion to adjourn the meeting. Mr. Aviles made a motion to adjourn the meeting and was seconded by Mrs. Cruz. Motion to adjourn the meeting of July 14, 2016, was so moved.

Meeting was adjourned at 8:45 P.M.

Respectfully submitted,



Iwona Cwiek  
Recording Secretary