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**BOARD OF ADJUSTMENT**  
375 New Brunswick Ave.  
Perth Amboy, New Jersey 08861

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**CITY OF PERTH AMBOY  
BOARD OF ADJUSTMENT  
MINUTES OF THE MEETING  
THURSDAY, APRIL 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, Ms. Susan Batista - Secretary, Mrs. Linda Cruz, Mr. Reinaldo Aviles, Ms. Wilma Matey, and Jose Amarante

Those absent: Mrs. Ana Maria Mascenik (excused), and 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

**APPLICATIONS:**

**Docket No. 3024      Angelo Roman  
686 Charles Street  
Block 249; Lots: 22, 24, & 25**

The applicant is requesting a use variance and sub divide existing 75 x 100 lot, keeping the existing two family home on a 25 x 100 lot. The new single family homes to be placed on newly

subdivided lots. Applicant is also asking for a driveway easement between newly constructed homes to be attached.

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 received Center State Engineering report dated February 8, 2016, and will comply with it. The applicant seeks approval of a minor subdivision to create 3 lots in the R-25 Residential Zone. The subject tract contains existing Lots 23, 24 and 25, fronts on Charles Street and Lot 23 contains an existing 2-family dwelling at 686 Charles Street which will remain. The applicant proposes to construct a 2-family dwelling on Lots 24 and 25. The duplex style building will straddle the common property line of Lots 24 and 25. A two-family dwelling is allowed in the R-25 Residential Zone provided 2,500 sq. ft. of lot area per dwelling. Approval of several existing and proposed bulk variances are requested which are listed in the engineering report. Driveway will be less than 5 feet with the easement and they are seeking a variance.

Mr. Valetutto described the layout of the proposed dwellings.

Mr. Otlowski calls his second witness Mr. Angelo Roman, the applicant – he was sworn-in at the beginning of the hearing. He stated that 2 of his sons and granddaughter will be leaving/owned the proposed dwellings.

Mr. Otlowski stated that the applicant is amending the application and is proposing one family dwelling on each proposed lot.

**Public portion: none**

Vice Chairman Ray 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 7.

**Docket No. 3018      Richard Aponte**  
**621 New Brunswick Avenue**  
**Block 186; Lots 23 & 24**

The applicant is requesting a use variance to erect two box wall signs on the side of its building which faces the adjacent parking lot.

Mr. Andrew Seewall, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Both witnesses have been sworn-in: Mr. Jerry Freeman and Richard Aponte. Mr. Seewall gave a brief introduction on the subject application and calls his first witness Mr. Jerry Freeman, PE, PP.

Mr. Freeman submitted the following exhibits:

Exhibit A1 – View from Auto Zone Store

Exhibit A2 –Photo of the trash cans  
Exhibits A3 thru A5 – Photos of the property

Mr. Freeman stated that the awnings will show the business names.

The applicant agrees to remove one sign on the corner. Mr. Seewall proposed to leave 2 signs and take down one.

Public portion: none

Vice Chairman Ray made a motion to deny the application and the motion was so moved and seconded by Mrs. Cruz. All members present were in favor to deny the application.

**CLOSED SESSION: none**

**NEW BUSINESS:**

Mr. Aviles stated that Mr. Farber does not commit to the Board's meetings.

**OLD BUSINESS: none**

**APPROVAL OF MINUTES: March 20, 2016**

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

**MEMORIALIZATIONS: none**

**ROLL CALL FOR UPCOMING MEETING: May 12, 2016, at 7:00 PM**

**ADJOURNMENT:**

Chairman Savoia asked for a motion to adjourn the meeting. Ms. Batista made a motion to adjourn the meeting and was seconded by Vice Chairman Ray. Motion to adjourn the meeting of April 14, 2016, was so moved.

Meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Iwona Cwiek  
Recording Secretary