
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, MAY 12, 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 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 Mrs. Ana Maria Mascenik

Those absent: Jose Amarante (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

CLOSED SESSION:

Board adjourned briefly to discuss litigation.

APPLICATIONS:

The following applications have been carried to the next meeting; new notifications are required:

Docket No. 3027 Capa Construction LLC
Docket No. 3028 P.I.L. Real Estate LLC

Docket No. 3026 Steven Rosenzweig
665 New Brunswick Avenue
Block 188; Lots: 19.01, 20.01, 21.01, 22.01, 23.02, 28, 29.1, & 29.01

This applicant is requesting a use variance to use the rear lot for parking for his existing business.

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.

All witnesses have been sworn-in by Mr. Petit-Clair, Esq.

Mr. Otlowski calls his first witness Mr. Steven Rosenzweig, president of Marry Maids. He stated that he owns the cleaning company and using the building itself as an office building and keeping cleaning supplies there. Currently Mr. Rosenzweig employs 30 people and there are 12 parking spaces available at the site. The operating hours are from 7:30am to 4:30pm. He would like to expand the parking space for his employees only. Nobody else will park there and there will be no any kind of storage.

Mr. Otlowski calls his second witness Mr. Paul J. Fletcher PE, PP. Mr. Fletcher stated that this application seeks Use Variance and Preliminary and Final Major Site Plan approval to create a parking area for the business which occupies the existing building on site. The subject irregular-shaped tract contains 19,361.74 sq. ft. The site contains an existing one-story frame structure, a paved driveway and a partially paved parking lot. The applicant desires to enlarge the parking area to increase the number of stalls from 12 to 22 spaces.

Mr. Fletcher addressed the stormwater issue; he stated that there is no possibility to put a stormwater collector in the rear and they prefer not to curb the property. He is also proposing millings as a surface material of the portions of the parking area, which will not change the runoff water. Mr. Fletcher also provided testimony with regards to the requested variances relief.

Public portion:

- Ms. Rene Skelton, 457 Grafton Pl., living around the corner of the applicant's property. She submitted Exhibit A-1 – Picture of the property. In her opinion it is inappropriate to make a parking lot in the middle of the residential neighborhood. Ms. Skelton submitted also Exhibit A-2 and A-3 – pictures of the cars for sale parking on the subject property. Ms. Skelton opposed to the application.
- Mr. David Casieri, next door property manager, posted a question about curbing and water runoff.
- Jeremy Brada is opposing to the application; he showed a video of the cars being parked on the subject property.

Vice Chairman Ray made a motion to deny the application 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. 3029 226 New Brunswick Avenue LLC
226 New Brunswick Avenue
Block 153; Lots 6 & 7

The property contains an existing (3) three story masonry building. The applicant proposes to utilize the first floor as commercial space. The second and third floors for residential apartments. The total number of apartments would be (16) sixteen (8) eight units per floor.

Mr. Kevin Morris, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. 3 witnesses have been sworn-in: Mr. Denis Taveras, Ronald Kacmarsky, and Angelo J. Valetutto. Mr. Morris gave a brief introduction on the subject application and calls his first witness Mr. Taveras, PE, PP. He stated that he is the principal of the property. Mr. Taveras said his family is in realty business for many years. He purchased the property in 2008, before that there was Giles Furniture storage. After purchasing the building he went thru the renovations but, no one was interested in renting the office space on the second or third floor.

Mr. Taveras submitted Exhibit A1 – 2 photos before and after renovation. So far he spent \$614,000 on renovations and the building is being utilized. He is proposing 16 residential units for rent; there is no parking space but, will lease 10 spaces from parking authority on Jefferson Str. The total cost to convert the floors to residential will be about 1.2 – 1.4 million. Applicant agrees with Center State Engineering report dated April 30, 2016.

Mr. Morris calls his second witness Mr. Ronald Kacmarsky, an architect. He prepared the plans that were submitted to the Board containing 5 sheets, dated December 7, 2015. He stated that the applicant did a very nice job with the improvements to the building so far. Mr. Kacmarsky described briefly to the Board the proposed apartments, each floor will have 6 2-bedroom units and 2 1-bedroom units; they will go between 700 and 1100 sq. ft. The building was built in 1929 and is in very good condition.

Mr. Morris calls his third witness Mr. Angelo J. Valetutto PP, PE. He reviewed and evaluated the application from the planning point of view. Mr. Valetutto stated that C-1 Zone permits 1st floor residential use. He justified the variances and described the surrounding neighborhood.

Parking issue was discussed.

Public portion: none

Docket No. 3029 has been carry to the next meeting.

NEW BUSINESS:

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

OLD BUSINESS: none

APPROVAL OF MINUTES: April 14, 2016

Mrs. Cruz 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. 3024 Angelo Roman approved with conditions to redraw subdivision line and reduce the number of units to be constructed

Docket No. 3018 Richard Aponte denied

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

ROLL CALL FOR UPCOMING MEETING: June 9, 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 Mrs. Matey. Motion to adjourn the meeting of May 12, 2016, was so moved.

Meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary