

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

Mr. Alfred Petit-Clair, Esq.
Jamie Rios, Administrative Official
(732) 826-0183; Fax (732) 826-1361

**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
THURSDAY, NOVEMBER 10, 2011**

RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY
2011 DEC -9 PM 4:27

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, The Star Ledger, 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, Ms. Susan Batista Mrs. Leslie Dominguez Rodriguez, Mrs. Yvonne Everett, Mrs. Lisa Nanton, and Mrs. Linda Cruz

Those absent: Vice Chairman Michael Savoia and Mr. P. Roman (both excused)

Zoning Board Staff: Alfred J. Petit-Clair, Jr., Esq.
Jeffrey Raush, P.E., P.P.
Iwona H. Cwiek, Recording Secretary

CLOSED SESSION: none

APPLICATIONS:

Docket No. 2947 **Wolf Enterprises, Inc.** -- application has been carried to the January 12, 2012, meeting. Applicant is waving a time requirement.

Docket No. 2942 **Valentin Huamani**
760 May Avenue
Block 394.02; Lot 14

XC: Mayor W. Diaz
Council
G. Fehrenbach, BA
M. Blunda, Esq

H. van Eckert, PARA

November 10, 2011

This applicant is requesting bulk variances approval. The applicant is proposing demolish existing detached garage in the rear and rebuild a one car garage to the side of the existing one family structure.

George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Otlowski calls his first witness Mr. Angelo J. Valetutto, PE, PP. He is sworn-in by Mr. Petit-Clair. Mr. Valetutto stated that the applicant resides at the house with his family. By demolishing the garage and removing the asphalt driveway at the rear of the property he will increase the play area for his children. The new one-car garage will be attached to the existing 2 ½ story frame dwelling. Because of the new garage the side yard setback will decrease to 2.5 ft. They will reduce the max lot coverage by 8.5%. In further testimony Mr. Valetutto described and justified the bulk variances. The applicant will comply with Feist Engineering report dated September 6, 2011.

The applicant agrees to provide access door from the garage to the house.

Public portion: none

Mrs. Dominguez Rodriguez made a motion to approve the application subject to the conditions set forth and the motion was so moved and seconded by Mrs. Everett.

The motion was voted on and approved by the vote of 6 (Ward, Batista, Dominguez Rodriguez, Everett, Nanton, and Cruz).

Docket No. 2948 519-520 Realty Corp.
227 Washington Street
Block 222; Lot 4.05

This applicant is requesting use variances and major site plan approval. Applicant proposes to utilize the lot area as a parking lot for the benefit of FSG Electric employees and customers, with a six (6) foot fence.

George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Otlowski calls his first witness Mr. Paul J. Fletcher, PE, PP. He is sworn-in by Mr. Petit-Clair. Mr. Fletcher stated that the applicant proposes construct a parking lot for exclusive use of the employees of FSG Electric. The whole property is not easily developed; the lowest point is 5 feet below Washington Street. Mr. Fletcher stated that the applicant will comply with Feist Engineering report dated October 31, 2011, and addressed the some of the issues of this report. The parking will be utilized during working hours Monday thru Friday. The applicant is seeking waiver from Item #31 of the report. The paving area is less than ¼ acre therefore they do not need water quality management. In regards to the landscaping, they will plant trees along the residential area. The lighting will be provided with the shields.

Mr. Otlowski calls his second witness Mr. Morris Malstrom, owner of the property. His is sworn-in by Mr. Petit-Clair. Mr. Malstrom testified that FSG Electric approached him to lease the property for the parking lot for their employees. There will be no overnight storage of any kind of the vehicles at the premises.

Public portion:

- Bob ... owner of the property adjacent to the back of the property, spoke in favor of the application.

Mrs. Dominguez Rodriguez made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Chairman Ward.

The motion was voted on and approved by the vote of 6 (Ward, Batista, Dominguez Rodriguez, Everett, Nanton, and Cruz).

NEW BUSINESS: none

APPROVAL OF MINUTES: October 13, 2011

Mrs. Everett made a motion to approve the minutes and the motion was so moved and seconded by Chairman Ward. The motion was voted on and approved.

MEMORIALIZATIONS: none

ROLL CALL FOR UPCOMING MEETING:

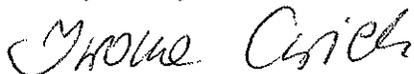
Regular meeting is scheduled on December 8, 2011, at 7:00 P.M.

ADJOURNMENT:

Mrs. Dominguez Rodriguez made a motion to adjourn the meeting and was seconded by Mrs. Nanton. Motion to adjourn the meeting of November 10, 2011 was so moved.

Meeting was adjourned at 8:15 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary