

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, DECEMBER 22, 2011

The meeting was called to order at 6:40 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, Vice Chairman Michael Savoia, Ms. Susan Batista, Mrs. Leslie Dominguez Rodriguez, Mrs. Yvonne Everett, Ms. Kubulak and Mr. Szilagyi

Those absent: Mrs. Linda Cruz, Mrs. Lisa Nanton, and Mr. P. Roman (all 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. 2950 **Vopak Terminal Perth Amboy, LLC**
1250 State Street
Block 484; Lots 1.02 & 1.03
Block 485; Lots 1, 1.01, & 1.02

2012 FEB 10 AM 9:39
RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY

cc: Mayor W. Diaz
Council
G. Ferrenbach, BA
Ms. Beunda, Esq.

December 22, 2011

This applicant is requesting use variances and preliminary and final site plan approval. Applicant proposes to demolish existing storage tanks and replace them with new ones.

All witnesses are sworn-in by Mr. Petit-Clair.

Mr. Robert Smith, Esq. is representing the applicant. Mr. Smith calls his first witness Mr. Robert DePow. Mr. DePow described the location and outlined the history of the site. He stated that 1/3 of the land is in Perth Amboy. He submitted Exhibit A1 – Key Map. Mr. DePow stated that before the Chevron, other companies were involved in history of this land.

Mr. Smith calls his second witness Mr. Ralph Van Der Ven, Director of Business Development for Vopak. Mr. Van Der Ven described how the company started in 1616 and became the largest storage company in the world and described the Vopak culture. He presented sustainability report. In his opinion, the Perth Amboy location is the best for business like this kind. This is a brownfield site and they are trying the best to accommodate the site to use as gasoline components storage. The site has been dormant for 16 years now.

Mr. Van Der Ven submitted the following exhibits:

A2 – Proposed Tankfarm

A3 – Proposed & Existing Tankfarm Birds Eye View

A4 - Proposed & Existing Geodesign Dome Roof (Proposed)

A5 – Characteristics of the Office Building

Mr. Smith calls his third witness Mr. Michael McKenna, PE, VP of Birdsall Gr. Mr. McKenna described the existing conditions as well as the proposed project. He presented Exhibit A7 – Drawing of the proposed office. Drainage will be according to the DEP requirements and permits agreement with all condition to Mr. Feist report. There is no traffic impact. Adjacent street will not be impact by the traffic from the site. In regards to Mr. Feist report, they are in agreement with exception to #30, #33, and #36. #30 – 20-foot wide access ways around tanks – asking for variance. 25 ft is required, talking with fire department to get approval for 12 & 20 ft. road. The applicant spoke with Fire Department to get approval for 12 & 20 ft. road. In #33, the applicant is asking for design waiver of 60 feet driveway. In #36 they asking for the sign's 15 feet waiver – the pipes are located at the same place.

Mr. McKenna described the office building presented in Exhibit A-5 “Characteristics of the office building”

Mr. Smith calls his fourth witness Mr. Jeffrey Janota, PP, Director of Planning at Birdsall. He is sworn-in by Petit-Clair. Mr. Janota submitted Exhibit A6 – Variance Details & Waivers – listing all variances the applicant is asking for. He described and justified all variances including tank height. In addition, he submitted Exhibit A9 – Photos from adjacent areas: NNW & SW of project location and A10 – Photos from adjacent areas: SSW of project location.

The discussion after the presentation included the size of the tanks, fire protection, and environmental issues.

Public portion: none

Ms. Kubulak made a motion to approve the application with the conditions set forth and the motion was so moved and seconded by Vice Chairman Savoia. The application was voted on and approved by the vote of 7.

NEW BUSINESS: none

APPROVAL OF MINUTES: none

MEMORIALIZATIONS:

Docket No. 2950 Vopak Terminal Perth Amboy, LLC Approved 12/22/11

Vice Chairman Savoia made a motion to approve the resolutions and the motion was so moved and seconded by Chairman Ward. All Members present were in favor.

ROLL CALL FOR UPCOMING MEETING:

Regular meeting is scheduled on January 12, 2012, at 7:00 P.M.

ADJOURNMENT:

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Mrs. Dominguez Rodriguez. Motion to adjourn the meeting of December 22, 2011 was so moved.

Meeting was adjourned at 8:35 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary