

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, MARCH 8, 2012

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, Vice Chairman Michael Savoia, Ms. Susan Batista, Mrs. Leslie Dominguez Rodriguez, Mrs. Yvonne Everett, and Mrs. Lisa Nanton

Those absent: Mr. P. Roman (no excuse) and Mrs. Linda Cruz (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. 2952 RMD Properties, LLC
680 Pfeiffer Blvd.
Block 393; Lot 5.01 and 5.02

RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY
2012 JUN 15 AM 11:24

xc: Mayor W. Diaz
4R Council
06/15/12 G. Fehrenbach, BA
M. Blunda, Esq.
E. Feist, Eng.

March 8, 2012

This applicant is requesting use variances and Preliminary and Final Site Plan Approval. Applicant plans to convert an existing car dealership into government offices.

Mr. Petit-Clair, Esq. sworn-in all witnesses.

Mr. William Sala, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting.

Mr. Sala calls his first witness, Mr. Roger Denesha, PP. He stated that he reviewed and is familiar with Perth Amboy Master Plan. Mr. Denesha submitted Exhibit A1 – Board with 4 Composite Site Photos. He described in details the site and surrounding neighborhood. The site is bound by the following: to the North by Barry Avenue and the former affordable housing site, to the South by Pfeiffer Boulevard, to the West by Harned Street, and to the East by an unnamed pond. The site consist two lots, one building of 3200sf floor space, 231 parking spaces, one driveway from Pfeiffer Blvd. and one from Harned Str. Mr. Denesha stated that the site is an abandoned car dealership and is in poor condition. The entire site is in need of redevelopment. The applicant is proposing to convert car dealership into government offices which will be Department of DYFUS. The site will be occupied on lease basis. It will employ 177 employees. In his opinion the application will make a positive impact on the neighborhood.

Mr. Sala calls his second witness, Mr. Frank Matarazzo, PE, PP. He stated that he design the site. Mr. Matarazzo addressed the storm water flow, lighting, landscaping, curbing and parking lot. In regards to Mr. Feist report dated February 24, 2012, the applicant agrees to all except items #42, 47, 55, & 71 to which they requesting waivers. Mr. Matarazzo submitted Exhibit A2 – Site Plan sheet 3 of 8.

Mr. Sala calls his third witness, Mr. Richard Doren, co-owner. Mr. Doren stated that the NJ Senate Committee approved the lease for 10 years with 2 five-year options.

Mr. Sala calls his fourth witness, Mr. Anthony Guzzo, an architect. He described from the esthetic point of view the proposed site. He submitted Exhibit A3 – Architect Drawings – Color Rendering of Front Elevation, and Exhibit A4 – P1 Drawing showing interior layout: Open Space Working Area. He stated that the A/C units will be placed on the roof and will not be visible. The site will be operated from 8:00 am to 5:00 pm.

Mr. Sala calls his fifth witness, Mr. Craig Pergoy, PE, traffic engineer. Mr. Pergoy stated that the applicant will close the driveway on Pfeiffer Blvd. There will be 231 parking spaces available.

Board's discussion on the application addressing the following issues:

- driveway in and out
- landscaping
- runoff water
- fencing
- off-street parking space

Public portion:

- William Petrick, 790 Harding Street, asked question about fence along western side,

is it going to be removed?

Answer: the fence will be removed and replaced with the green space area, area 9 thru 13 and 24.

Vice Chairman Savoia made a motion to approve the application and the motion was so moved and seconded by Chairman Ward with the conditions set forth. The motion to approve the application was voted on and approved by the vote of 6 to none.

NEW BUSINESS: none

APPROVAL OF MINUTES: February 9, 2012

Vice Chairman Savoia made a motion to approve the minutes and the motion was so moved and seconded by Mrs. Dominguez Rodriguez. All members present were in favor.

MEMORIALIZATIONS:

Docket No. 2952	RMD Properties	Approved	Mar. 8, 2012
Docket No. 2950	Diogenes Corona	Denied	Feb. 9, 2012

Vice Chairman Savoia made a motion to approve the above mentioned resolutions and the motion was so moved and seconded by Mrs. Dominguez Rodriguez. All members present were in favor.

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: April 12, 2012 at 7:00 PM.

ADJOURNMENT:

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Mrs. Nanton. Motion to adjourn the meeting of March 8, 2012 was so moved.

Meeting was adjourned at 9:05 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary