

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, JUNE 14, 2012**

2012 JUL 13 AM 9:25
RECEIVED
CITY CLERK'S OFFICE
PERTH AMBOY

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 Mr. Szilagyi

Those absent: Mrs. Linda Cruz and Mrs. Lisa Nanton (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. 2953 **595 New Brunswick, LLC**
595 New Brunswick Ave.
Block 185; Lots: 15, 16, 17, 18, 22, & 23

XC: Mayor W. Diaz
Council
H. Fehrenbach, BA
Ms. Blunda, Esq.

E. Scala, Dir. Code Enf.
E. Feist, Eng.

June 14, 2012

This applicant is requesting use variances, and Preliminary and Final Site Plan Approval. Applicant plans to convert an existing commercial building into twelve (12) apartment units.

Mr. John Cassese, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. Mr. Cassese gave a little background of the subject property.

Mr. Cassese calls his first witness, Mr. Angelo J. Valetutto, PE, PP. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Valetutto stated that he reviewed the plans and Mr. Feist report dated June 4, 2012. The applicant is seeking Preliminary and Final Major Site Plan approval to convert an existing 2-story masonry and frame office building to 12 residential units. 8 2-bedroom apartments on the second floor and 4 2-bedroom apartments on the first floor. The subject site has frontage on New Brunswick Avenue and is located in the C-1 Neighborhood Business Zone. The rear of the building is located in the R-25 Residential Zone. The currently vacant building was last used as a medical office. The work includes renovations to the building to construct 12 two-bedroom apartments with floor areas ranging from 724 sq. ft. to 911 sq. ft. The applicant is requesting bulk variance relief from minimum gross floor area for each zone and maximum dwelling unit per building for the R-25 zone. The applicant is also requesting a use variance for both zones. Applicant will provide 24 off street parking spaces and will renovate the entire building. Mr. Valetutto addressed all issues to Mr. Feist report and gave his testimony in support of the proposed variances and waivers. The applicant will comply with Feist Engineering report.

Mr. Valetutto asked to be excused; he needs to go to another meeting.

Chairman Ward opened a public portion for this witness.

Mr. Edward Andugar, 449 Stevenson Place, owner of the property next door made a comment about not enough parking spaces.

Mr. Cassese calls his second witness, Mr. Willy Zambrano, PA. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Zambrano submitted Exhibit A1 – Drawing of the Frontage and Exhibit A2 – Drawing of the Interior Layout. He stated that each apartment will have double-hang windows.

Members of the Board questioned the applicant about low sq. ft. of some of the apartments and asked if they can be made as 1-bedroom apartments.

Mr. Cassese calls his third witness, Mr. David Dunn, VP of the parent company responsible for operations. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Dunn stated that 2 family bedroom apartments are more professional and a lot of people are seeking second bedroom as a home office. He is in agreement to designate 3 apartments as 1-bedroom apartments. Mr. Dunn also stated that his company will do everything to meet all safety requirements for the building.

Public Portion: none

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

June 14, 2012

NEW BUSINESS: Board of Adjustment reorganization for upcoming business year

Vice Chairman Savoia made a motion to nominate Mr. Thomas Ward as Chairman of the Board and the motion was so moved and seconded by Ms. Batista. All Members present were in favor.

Chairman Ward made a motion to nominate Mr. Michael Savoia as Vice Chairman of the Board and the motion was so moved and seconded by Mrs. Dominguez Rodriguez. All Members present were in favor.

Mrs. Dominguez Rodriguez made a motion to nominate Ms. Susan Batista as Secretary of the Board and the motion was so moved and seconded by Chairman Ward. All Members were in favor.

Vice Chairman Savoia made a motion to nominate Mr. Petit-Clair, Esq. as Board's Attorney and the motion was so moved and seconded by Chairman Ward. All Members present were in favor.

Chairman Ward made a motion to nominate Mr. Ernest Feist as Board's Engineer and Planner and the motion was so moved and seconded by Vice Chairman Savoia. All Members present were in favor.

Chairman Ward made a motion to nominate Mrs. Iwona Cwiek as Recording Secretary of the Board and the motion was so moved and seconded by Mrs. Everett. All Members present were in favor.

APPROVAL OF MINUTES: March 8, 2012

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

MEMORIALIZATIONS: none

ROLL CALL FOR UPCOMING MEETING:

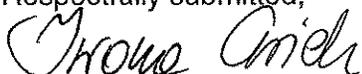
Next scheduled regular meeting: July 12, 2012 at 7:00 PM.

ADJOURNMENT:

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Mrs. Nanton. Motion to adjourn the meeting of June 14, 2012 was so moved.

Meeting was adjourned at 8:35 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary