

BOARD OF ADJUSTMENT
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**CITY OF PERTH AMBOY
BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
THURSDAY, AUGUST 9, 2012**

2012 SEP 14 AM 11:43
RECEIVED
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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, Secretary, Mrs. Leslie Dominguez Rodriguez, and Mrs. Linda Cruz

Those absent: Mrs. Yvonne Everett and Mrs. Lisa Nanton (all excused)

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

APPLICATIONS:

Docket 2954 **Individualized Shirt Co.**
581 Cortland Street
Block 253; Lot 22

Applicant is requesting for expansion of non-conforming use and preliminary and final site plan approval. Applicant is reconstructing and reconfiguring an existing loading dock.

xc: Mayor W. Diaz
Council
H. Fehrenbach, BA
M. Blunda, Esq.

August 9, 2012

Peter U. Lanfrit, Esq. is representing the applicant. He submitted affidavit of service and proof of mailing prior to the meeting. Mr. Lanfrit gave a brief history of the subject property.

Mr. Lanfrit calls his first witness Mr. Scott Mihalick, an architect. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Mihalick submitted the following exhibits:

- Exhibit A1- A4 – Four photos of the present site (exterior and interior)
- Exhibit A5 – Drawing of the proposed front elevation, sheet A-4

Mr. Mihalick prepared architectural plan for the applicant. He stated that the applicant is seeking Preliminary and Final Major Site Plan approval to improve an existing one-story concrete block building with a new in-filled roof, which will be constructed atop the existing building. The water will go to the gutters. Presently roof is leaking into the building and damage materials.

Mr. Lanfrit calls his second witness Ms. Beth Kenderdine, PE. She is sworn-in by Mr. Petit-Clair, Esq. Ms. Kenderdine submitted the following exhibits:

- Exhibit A6 – Proposed Plan
- Exhibit A7 – Site Plan, Dimensional
- Exhibit A8 – A13 – Pictures of the present site

Ms. Kenderdine stated that the site improvements include the reconstruction and reconfiguration of the existing 3 loading docks into 2 functional loading docks, which will be made deeper and lower to accommodate tractor-trailers. They will be standard size, 10 ft. wide 4 ft. tall. The subject site has 20 feet of lot frontage, which is on Cortland Street. The site is accessed through an existing 20 feet wide common roadway easement. The site will have a proper drainage. The applicant will comply with Mr. Feist report dated June 26, 2012. The applicant is requesting waivers for the following items: 25, 29, 30, 32, 34, 35, 36, 37, 38, 39, and 40 – all existing conditions.

Mr. Rauch has no objection to item 40 however; in the new area, no storage area is allowed. Applicant will provide the information to which property the barbwire fence belongs. Also on item 33, the applicant will provide vehicle-turning radius on the plan.

Mr. Lanfrit calls his third witness Mr. Edward Kolling, PP. He is sworn-in by Mr. Petit-Clair, Esq. Mr. Kolling stated that this is an extension of the non-conforming use. The volume and type of use will not change. In this particular instance a few things will be improved. Mr. Kolling justified the variances requested for this application. The applicant will employ about 250-260 people, mostly from Perth Amboy. The site meets positive criteria.

Public portion: none

Chairman Ward 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 5.

CLOSED SESSION: none

NEW BUSINESS: none

APPROVAL OF MINUTES: July 12, 2012

Chairman Ward made a motion to approve the minutes and the motion was so moved and seconded by Vice Chairman Savoia. The minutes were approved with two abstentions.

MEMORIALIZATIONS: none

ROLL CALL FOR UPCOMING MEETING:

Next scheduled regular meeting: September 13, 2012 at 7:00 PM.

ADJOURNMENT:

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Ms. Batista. Motion to adjourn the meeting of August 9, 2012 was so moved.

Meeting was adjourned at 8:20 P.M.

Respectfully submitted,



Iwona Cwiek
Recording Secretary