

**BOARD OF ADJUSTMENT**  
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Perth Amboy, New Jersey 08861

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**CITY OF PERTH AMBOY  
BOARD OF ADJUSTMENT**

**MINUTES OF THE MEETING**

**THURSDAY, OCTOBER 11, 2012**

The meeting was called to order at 7:40 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](http://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. Yvonne Everett, Mrs. Linda Cruz, Ms. Christine Dispenziere and Mr. David Szilagyi

Those absent: Mrs. Leslie Dominguez Rodriguez and Mrs. Lisa Nanton (all excused)

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

**APPLICATIONS:**

**Docket 2958**                    **347 Maple Realty, LLC**  
   **347 Maple Street**  
   **Block 120; Lots 15 thru 19**

Applicant is requesting for Use Variance and Preliminary and Final Site Plan approval.

Applicant proposes to convert the second floor into twenty (20) efficiency units all age requirement of fifty-five (55). The first floor will remain commercial.

Mr. George Otlowski, Jr., Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. All witnesses are sworn-in Mr. Petit-Clair.

Mr. Otlowski calls his first witness Mr. Alex Soffiantini, an architect. He stated that he developed architectural plan for the subject application. He submitted the following exhibits:

- Exhibit A1 – Site Plan
- Exhibit A2 – Floors Plan
- Exhibit A3 – Elevation of the Building – Fayette Street and Maple Street

Mr. Soffiantini stated that the previous use was an office and is vacant for several years. Applicant is seeking approval for the construction of a second floor on a portion of an existing multi-story building. The combined existing and proposed second floor will contain 20 efficiency apartments. The construction will be built up to the City Code with all the requirements. The building will be built with detail that will complement the existing building. The cost of the renovation will be approximately \$1.5MM.

Mr. Otlowski calls his second witness Mr. Alan Pincelli, Council to the Jewish Foundation. The Board decided that the witness's presentation will be appropriate at the conclusion or public portion.

Mr. Otlowski calls his next witness Mr. Eddie Trujillo, the owner of the site. Mr. Trujillo stated that he bought the subject property about a year ago. He owns about 3 projects similar to this in the City of Perth Amboy. He gave an overview of these projects. In regards to this application he stated that he cannot rent the second floor for business because of the lack of parking spaces. Also, the building is in poor shape, the taxes went down in half and the value went down. In his opinion this building is a perfect location for housing the veterans and age-restricted people because most of them do not own a car. The parking space is limited. The units will be up for rental. He has funds to do this project and to do something for this community. Mr. Trujillo submitted Exhibit A4 – Photos of the building as exists.

Mr. Otlowski calls his next witness Mr. Angelo J. Valetutto, PE, PP. He stated that he reviewed Feist Engineering report dated August 27, 2012, and has no objection to it. Mr. Valetutto also stated that the building will be renovated up to the City Code including an elevator to the second floor. The units will vary in sizes. The applicant is asking for a use and parking variance. Most of the variances are pre-existing. Mr. Valetutto addressed Mr. Feist report and described the variances seeking as a part of this application.

Discussion on parking lots, units being handicapped accessible, fire escape emergency exits, street lighting, and security monitoring inside the building. Applicant agrees to provide a deed restriction on building that has to comply with age restriction.

**Public portion:**

- Robert Hein, 321 Maple Str., spoke in favor of the application. He stated that he will rent about 5 parking spaces if they will need them.

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- Mr. Alan Pincelli, Council to the Jewish Foundation stated that they will fund housing for homeless veterans.

Vice Chairman Savoia made a motion to approve the application with conditions set forth including deed restriction and compliance with Feist Engineering report dated August 27, 2012, and was seconded by Mrs. Cruz. The application was voted on and approved by the vote of 7.

**Docket No. 2957      Metuchen Community Services Corp.**  
156 Wayne Street  
Block 357; Lots 4 thru 5

Applicant is requesting for Use Variance and Minor Site Plan Approval. Applicant proposes to convert a group living quarters into a four (4) family residential units.

Mr. Kevin Morse, Esq. is representing the applicant. He submitted an affidavit of publication and affidavit of service prior to the meeting. All witnesses are sworn-in Mr. Petit-Clair.

Mr. Morse calls his first witness Mr. Richard Kotuski, Director of the Housing Development with Metuchen Community Services. Mr. Kotuski stated that Metuchen Community Services is a non-profit organization that provides affordable housing to the community in the Diocese of Metuchen. Currently they have about 50 1-bed apartments and 11 single family properties. The housing is for low income families. In this particular application they are seeking to convert an existing 2 story masonry building into 2 residential units on the first floor, 2 residential units on the second floor and laundry facilities and a den in the basement. They are also seeking Minor Site Plan approval to construct site improvements including 4 parking spaces and driveway. Each apartment is a two-bedroom unit.

Mr. Morse calls his second witness Mr. Alex Soffiantini, an architect. He described the site as presently exists. Originally the building was built as a fire house. The application is to convert the existing building into 2-story two residential units. Mr. Soffiantini submitted the following exhibits:

- Exhibit A1 – Site Plan
- Exhibit A2 – Floor Plan
- Exhibit A3 – Elevation Plan of the Building

Mr. Soffiantini stated that the building is well maintained, the only improvement is to remove the existing stairway that is no longer required by the Code. The entire building will be remodeled. The existing basement will be utilized as a laundry and will not be ever rented.

Mr. Morse calls his third witness Mr. Angelo Valetutto, PP, PE. He stated that the applicant will comply with Feist Engineering report dated August 27, 2012 and addressed all variances seeking by this application. The applicant agrees to replace any removed trees.

Mr. Morse calls his fourth witness Ms. Joanne Morha, Metuchen Community Services, stated that State is putting this program together so the children could stay with their parents. The money is partially funded by HUD. They have to comply with requirement as far as advertising this housing.

**Public portion:      none**

Ms. Batista made a motion to approve the application with the condition set forth and the motion was so moved and seconded by Ms. Everett. The motion was voted on and approved by the vote of 7.

**CLOSED SESSION:** none

**NEW BUSINESS:** none

**APPROVAL OF MINUTES:** September 13, 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 one abstention.

**MEMORIALIZATIONS:** none

**ROLL CALL FOR UPCOMING MEETING:**

Next scheduled regular meeting: November 8, 2012 at 7:00 PM.

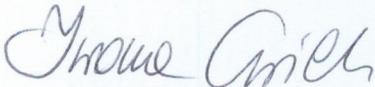
Vice Chairman Savoia will be not present at the next meeting.

**ADJOURNMENT:**

Vice Chairman Savoia made a motion to adjourn the meeting and was seconded by Ms. Batista. Motion to adjourn the meeting of October 11, 2012 was so moved.

Meeting was adjourned at 10:16 P.M.

Respectfully submitted,



Iwona Cwiek  
Recording Secretary