



Wilda Diaz, Mayor

CITY OF PERTH AMBOY  
BOARD OF ADJUSTMENT  
375 New Brunswick Avenue  
Perth Amboy, New Jersey 08861  
(732) 826-0183  
Fax: (732) 826-5830

Alfred Petit-Clair, Esq.  
Lance Nelson, Acting Administrative  
Officer

## MEETING AGENDA CITY OF PERTH AMBOY BOARD OF ADJUSTMENT

**March 9, 2017**

The Technical meeting will begin at 6:30 P.M.  
Regular Schedule Meeting will begin at 7:00 P.M.

- 1. Meeting called to order.**
- 2. Salute to the flag**
- 3. Sunshine Law**

In accordance with the Open Public Meeting Act, it is hereby announced and shall be entered into the minutes of the regular and closed session meeting that adequate notice of this meeting has been provided by the following:

Notice has been posted on the Bulletin Board of the City Clerk at City Hall, 260 High Street, and remains on file at that location. Notice has been published in The Home News & Tribune and listed on the City of Perth Amboy's web page at [www.ci.perthamboy.nj.us](http://www.ci.perthamboy.nj.us).

#### **4. Roll Call**

##### **Members**

- 1. Mr. M. Savoia Chairman**
- 2. Mr. R. Ray V-Chairman**
- 3. Mrs. L. Cruz Secretary**
- 4. Mrs. Ana Maria Mascenik**
- 5. Mr. R. E. Aviles**
- 6. Mrs. W. Matey**
- 7. Jose Amarante**
- 8. Mr. Roisin Dowling # 1**
- 9. Mrs. Maria Garcia # 2**

##### **Zoning Board Staff**

- Mr. Lance Nelson, Administrative Officer**  
**Mr. Jeff Rauch, P.E, CFM**  
**Mr. Alfred J. Petit-Clair, Jr., Esq**  
**Ms. Iwona Cwiek, Recording Secretary**

- **New Business:**
- **Applications:**

**Docket # 3030**      **Bienvenido Marte**  
**162 Pulaski Avenue**  
**Blk: 359 Lot: 53, 54, And 55**  
**Zone: R-25**  
The applicant has an existing 2 family dwelling with a detached two (2) car garage with access off of Pulaski Avenue. Applicant wants to subdivide into (2) two parcels (1) one 50 x 100 and the other 25 x 100

**Docket # 3033**      **Secundino Sime**  
**319 Oak Street**  
**Blk: 117 Lot: 16**  
**Zone: R- 25**  
The applicant wants to convert a existing warehouse into a auto repair shop. This application was denied by the zoning officer because this a residential zone.

**Docket#3042**      The Applicant proposes to use the property as a marine services yard, which use shall include the storage, mobilization and repair of equipment and construction materials, bulk stevedoring, steel processing for the construction and dredging elements, and processing of sand for sale and to support off - site construction projections.

In connection with this application, the Applicant seeks interpretation of the City's Land Development Ordinance pursuant to N.J.S.A. 40:55D-70(b) that the proposed marine service yard use constitutes a permitted use on the property in M-3 Zone. If the Zoning Board determines that proposed used does not constitute a permitted use, the Applicant will seek bifurcated use variance approval pursuant to N.J.S.A.40:55d-70d (1) for the proposed marine service yard use

**5. Closed Session:**

To Discuss Litigation as needed

**6. Approval of Minutes:**

**7. Memorialization**

**Docket # 3037 475 Smith Street LLC - approved**

**Reorganization**

**8. Payment of Bills:**

**9. Roll call for upcoming meeting:**

**NEXT SCHEDULED REGULAR MEETING:  
April 13, 2017**

**10. Adjournment:**