
PLANNING BOARD

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**MINUTES OF SPECIAL MEETING
CITY OF PERTH AMBOY
PLANNING BOARD**

WEDNESDAY, OCTOBER 16, 2013

The special meeting was called to order at 6:10 P.M. by Chairperson Maria Garcia.

Salute to the flag (Pledge of Allegiance was said).

Vice Chairperson Dispenziere advised the audience that notice of this meeting 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. Notice has been 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: Chairperson Maria Garcia, Mr. Kurt Rebovich Jr. - Secretary, Mr. William Petrick – Councilman, Ms. Karen Kubulak, Mr. David Szilagyi, Ms. Lissette Martinez, Mrs. Maria Farber, and Mr. S. Diaz.

Those absent: Vice Chairperson Christine Dispenziere, Mr. Steven Nascimento, and Mayor Wilda Diaz (all excused)

Planning Board Staff present at the meeting:

Jamie Rios, Administrative Officer
Clifford Gibbons, Esq.
Jeffrey Rauch, P.E., P.P.
Iwona Cwiek, Recording Secretary

APPLICATIONS:

Docket No. 2249F Harbortown Terrace, LLC
Harbortown Blvd.
Block 353.01; Lot 2.02

Ms. Kubulak stated that she reviewed July 9, 2013, applicant's informal hearing.

The applicant is requesting an Amendment to the General Development Plan.

Mr. Stephen Barcan, Esq. is representing the applicant. He stated that the applicant is requesting amendment to GDP caused by changes to the flood zone after Hurricane Sandy. The line has been pushed back further to the land; they can build a road but cannot build residential buildings in that area. Mr. Barcan gave a brief overview on this application which was approved in 1995 and amended in 2001 and 2008. He submitted the following exhibits:

Exhibit A1 – GDP as exists, Concept Plan

Exhibit A2 – GDP Proposed Plan

Exhibit A3 – Photo board of Central Recreation Area

Mr. Barcan calls his first witness Mr. Michael Pucci, PE. He is sworn-in by Mr. Gibbons. Mr. Pucci stated that he is the project engineer from the beginning of this application.

Mr. Pucci showed on the map the new FEMA's 'Costal A' zone limit and 'V' zone limit, which both prohibit construction of a new residential dwellings. As a result of these changes they cannot build 225 already approved units. They are proposing to reconfigure the roadway and some of the buildings. The units will be larger but the population will be reduced, they will reduce number of units by 109. The site along the waterfront is to be raised as a result of the new FEMA requirements but the buildings will be 1 story less than those already approved. The roadway will be built along waterfront. Mr. Pucci talked in details about the elevations.

Mr. Pucci answered numerous questions from the Board in regards to the pond, utilities poles, lighting on the promenade, shelters, parking lots, marina, elevations, fill materials, commercial buildings, drainage, and 'A' zone and 'V' zone limits.

Mr. Barcan calls his second witness Mr. John Nemergut, site project manager. He is sworn-in by Mr. Gibbons. Mr. Nemergut stated that in regards to the lighting on the promenade, plans have been submitted to the PSE&G in 2010 but, they are very slow in responding.

Mr. Barcan calls his third witness Mr. Robert Larson, PA. He is sworn-in by Mr. Gibbons. Mr. Larson submitted the following exhibits:

Exhibit A4 – Board containing 2 images of the proposed 2 story building, elevation

Exhibit A5 – Board containing image of proposed 2 story building, street site

Exhibit A6 – Board containing image of buffer homes product

Mr. Larson described the proposed waterfront buildings which will be larger than the existing buildings in Harbortown Heights. The proposed apartments will have more upscale finish; also buildings will have better finish.

Mr. Barcan calls his fourth witness Mr. Jack Halpern, managing member of the Harbortown LLC. He is sworn-in by Mr. Gibbons. Mr. Halpern stated that the proposed units will have upscale finishes. Their participation to start next phase is within two years.

Public Portion:

- Ms. Christine, lives at Harbortown as homeowner, doesn't like to see more rental units
- Kenny Smith, 718 Harbortown Blvd., is a homeowner and also doesn't like rental units. He was hoping for more homeowner units.

Council Petrick made a motion to suspend public portion and the motion was so moved and seconded by Mr. Szilagyi. All members present were in favor.

Ms. Martinez made a motion to continue meeting until 10:40 P.M. and the motion was so moved and seconded by Mr. Rebovich. The motion was voted on and approved by the vote of 5 to 3.

Continuation of discussion – applicant addressed comments from Feist Engineering report dated October 14, 2013. Applicant will fully comply with it.

Mr. Szilagyi made a motion to approve the application with the condition set forth and the motion was so moved and seconded by Mr. Diaz. The motion was voted on and approved by the vote of 6 to 2 (Chairperson Garcia & Ms. Kubulak).

ADJOURNMENT:

Chairperson Garcia asked for a motion to adjourn the meeting. Mr. Rebovich made a motion to adjourn the meeting and was seconded by Mrs. Farber. Motion to adjourn the meeting of October 16, 2013, was so moved.

Meeting was adjourned at 10:40 P.M.

Respectfully submitted,

Iwona Cwiek
Recording Secretary