

SOUTH AMBOY



PLANNING/ZONING APPLICATION

<i>DATE RECEIVED:</i> May 31, 2022	<i>APPLICATION NO:</i>
<i>RECEIVED BY:</i> Amy Russo	PB#433-22

(Items above to be filled out by the Planning Board Secretary)

INDICATE TYPE(s) of APPLICATION *(please check all that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Preliminary Major Subdivision
<input type="checkbox"/> Final Major Subdivision
<input type="checkbox"/> Conditional Use Approval
<input type="checkbox"/> Amended Board Approval | <input type="checkbox"/> Preliminary Major Site Plan
<input type="checkbox"/> Final Major Site Plan
<input checked="" type="checkbox"/> Bulk Variance ("C" Variance)
<input type="checkbox"/> Use Variance ("D" Variance)
<input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |
|--|--|

APPLICANT

Name	Grand Home Investment XII LLC	
Address	5266 Foster St	
City, State, Zip	Piscataway NJ - 08854	
Phone/Email	732-233-4744	Aamirali@hotmail.com

OWNER

Property owner if different from Applicant

Name	SAME	
Address		
City, State, Zip		
Phone/Email		

ATTORNEY

Name/ Firm	Bernard H Shihar / Convery Convery and Shihar PC	
Address	32 Main St	
City, State, Zip	Edison, NJ 08837	
Phone/Email	732-548-0200	skip@converyshihar.com

PLANNER

Name/ Firm	PAUL FLETCHER / FLETCHER ENGINEERING, INC	
Address	54 WEST POND ROAD	
City, State, Zip	HOPELAWN, NJ 08861	
Phone/Email	732 738-8809	paulj.fletcher@comcast.net

ENGINEER

Name/Preparer Firm	Paul Fletcher / Fletcher Engineering Inc	
Address	54 W Pond Rd	
City, State, Zip	Hopelawn NJ - 08861	
Phone/Email	732-738-8809	Pauljfletcher@comcast.net

ARCHITECT

Name/Preparer Firm	David Dugas / Dugas & Brower Architects	
Address	24 Egan Ave	
City, State, Zip	Fords NJ - 08863	
Phone/Email	732-738-5066	DBArchPC@aol.com

**PROPERTY
INFORMATION**

Address	104 S Rosewell St South Amboy NJ - 08879		
Block(s)	38	Lot(s)	2
Zone	RA	Tax Sheet#	15
Total Site Area	Acreage	Sq. Ft.	
	0.1154	5027	
Date property acquired by present owner	06/11/2021		
List any business or commercial activities at the property	No business or commercial activity		
List any prior appeals, variances and developmental approvals involving this property	None		
List and describe all existing structures on the property	EXISTING TWO STORY SINGLE FAMILY DWELLING TO BE DEMOLISHED		

VARIANCE(S) REQUESTED (NJSA MLUL 40:55D) (please check all that apply)

"C" VARIANCE

Bulk (c) Variance

the applicant must prove hardship as outlined in the MLUL 40:55D-70c (1) where:

"C-1"

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or;
- (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or;
- (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (C40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to, such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.

"C-2"

40:55D-70c (2), proof of hardship is not necessary.

Two things must be proven to receive approval for a C-2 variance:

- ✓ (1) An applicant must show that the purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement and
- ✓ (2) that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

"D" VARIANCE

Use (d) Variance

Six instances for granting a "D" variance in the MLUL (40:55-70d):

- (1) a use or principal structure in a district restricted against such a use or principal structure;
- (2) an expansion of a nonconforming use;
- (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c. 291 (C.40:55D-67) pertaining solely to a conditional use;
- (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, C.291 (C.40:55D-4);
- (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision;
- (6) an increase of height which exceeds either 10 feet or 10% of the max building height permitted in the district of the principal use.

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance
Minimum Lot Requirements				
				(Check if yes)
Lot Area (sq. ft.)	5,000	5,027	5,027	
Lot Depth (ft.)	100	100	100	
Minimum Setback Requirements				
Front Yard (ft.)	25	25.8	32	
One Side Yard (ft.)	5	4.5	7.5	
Total Two Side Yards (ft.)	10	19.9	14.9	
Rear Yard (ft.)	25	36	25	
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	25	19.3	29.1	✓
Impervious Land Coverage (%)	60	29.5	49.0	
Maximum Height Requirement				
Building Height (ft.)	35	20	36.82	✓
Stories	2 1/2	1	3	✓
Parking				
Number of Parking Spaces	2 1/2	2	4	
Parking Stall width/length	9' / 18'	8' / 18'	9' / 18'	1
Accessory Uses				
Garage Area (sq. ft.)		0	400	
Garage Height (ft.)		0	8	
Fence Height (ft.)		4	4	
Shed Area (sq. ft.)		0	0	
Shed Height (ft.)		0	0	
Deck Area (sq. ft.)		0	200	
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)	3	N/A	N/A	
Rear Yard Setback (ft.)	3	N/A	N/A	
Maximum Area (sq. ft.)	180	0	0	
Maximum Height (ft.)	12	0	0	
Density				
Maximum dwelling units per acre	8.8	8.7	8.7	
Maximum dwelling units per building	1	1	1	
Other				
Minimum floor areas per dwelling unit (sq. ft.)	1000	972	2984	
Distance Between Buildings	10	7.5	10.21	
Signage - Type		0	0	
Landscaped Buffers		0	0	

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

EXISTING SINGLE FAMILY DWELLING TO BE DEMOLISHED
NEW 2 STORY SINGLE FAMILY DWELLING TO BE
CONSTRUCTED.

Existing Building Area/Sq. Ft: 972
Existing Building Height in Ft: 20

Proposed Building Area/Sq. Ft: 1484
Proposed Building Height in Ft: 37.1

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

TESTIMONY WILL BE PROVIDED.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

N/A.

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE. Year Structure(s) Built:

N/A

➤ If additional space is needed for any of the above areas, please attach a rider

SUBMISSION OF APPLICATION MUST INCLUDE:

- One (1) USB device (thumb drive/flash drive) with true digital copies in pdf format of all plans and application package documents
- Eighteen (18) copies of fully executed Application with originally signed application to the Planning Board Secretary
- Eighteen (18) originals of current signed and sealed topographic survey of existing conditions
- Eighteen (18) originals of all signed and sealed engineering/planning plans
- Eighteen (18) originals of all signed and sealed architectural plans
- Eighteen (18) copies of fully executed checklist forms
- If amended approval, eighteen (18) copies of originally approved site plans, originally approved architectural plans, and the original resolution of approval.
Plans do not need to be sealed by professionals.
- Certification that taxes, assessments, municipal liens, etc. are current
- Certified list of property owners obtained from Tax Assessor's office
- Two (2) tax maps of the area
- Two (2) copies of the fully executed W-9 Taxpayer Identification form
- Two (2) copies of the Statement of Corporate or Other Ownership
- One (1) copy of Notice of Hearing on Appeal or Application (if applicable)

Does the applicant request the Board to publish notices of decisions: YES NO

NO APPLICATION WILL BE ACCEPTED WITHOUT full compliance with items listed above, an initial payment of \$500 application fee, and an initial payment of \$1,000 escrow fee (actual fees will be calculated during completeness review).

In order to provide Planning Board Professionals adequate time for review and consideration of application documents, initial and revised documents must be submitted to the Board Secretary a **minimum of twenty calendar days (20) prior** to the scheduled date of the application hearing. Late submission of documents, received less than twenty days prior to the scheduled meeting, will **not** be considered during the scheduled Planning Board monthly meeting.

If an Application Review Report has been issued on original submission, Additional Escrow in the amount of **one-third (1/3) of the Original Escrow Fee** must be provided for Additional Review of the Revised Plans.

The Planning Board Calendar can be found on **The City of South Amboy's** website.