

THE CITY OF

SOUTH



AMBOY

NEW JERSEY

PLANNING/ZONING APPLICATION

DATE RECEIVED: August 2, 2022

APPLICATION NO: 434-22

RECEIVED BY: Amy Russo

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

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

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Amended Board Approval
- Preliminary Major Site Plan
- Final Major Site Plan
- Bulk Variance ("C" Variance)
- Use Variance ("D" Variance)
- Amended Preliminary, Final or Minor Site Plan

APPLICANT

Name	Gary & Carmela Colfer, husband and wife	
Address	328 Portia Street	
City, State, Zip	South Amboy, New Jersey 08879	
Phone/Email	(908)-565-2960	hogharley17@gmail.com

OWNER

Property owner if different from Applicant

Name	SAME AS THE ABOVE	
Address		
City, State, Zip		
Phone/Email		

ATTORNEY

Name/ Firm	Thomas E. Downs, IV, Esq.	
Address	101 N. Feltus Street - PO Box: 3145	
City, State, Zip	South Amboy, New Jersey 08879	
Phone/Email	732-679-5600	thomasedownsiv@gmail.com

PLANNER

Name/ Firm		
Address		
City, State, Zip		
Phone/Email		

ENGINEER

Name/Preparer Firm	John J. Ploskonka, P.E., P.P.- Concept Engineering Consultants, P.A.	
Address	123 Route 33, Suite 204	
City, State, Zip	Manalapan, NJ 07726	
Phone/Email	732-841-6874	Jploskonkacec@optonline.net

ARCHITECT

Name/Preparer Firm		
Address		
City, State, Zip		
Phone/Email		

**PROPERTY
INFORMATION**

Address	326, 326 A & 328 Portia Street South Amboy, New Jersey 08879		
Block(s)	17	Lot(s)	7, 7.01 & 7.02
Zone		Tax Sheet#	
Total Site Area	Acreage		Sq. Ft.
Date property acquired by present owner	November 28, 1980		
List any business or commercial activities at the property	Boarding House on Lot		
List any prior appeals, variances and developmental approvals involving this property	Minor Subdivision in 1979 creating Lot 7.01 and construction of 1 family house at 328 Porita Street.		
List and describe all existing structures on the property	1 Family House - 328 Portia Street 1 Family House - 326A Portia Street Boarding House - 326 Portia Street		

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 <i>(Check if yes)</i>
Minimum Lot Requirements				
Lot Area (sq. ft.)				
Lot Depth (ft.)				
Minimum Setback Requirements				
Front Yard (ft.)				
One Side Yard (ft.)				
Total Two Side Yards (ft.)				
Rear Yard (ft.)				
Maximum Percentage of Lot Occupied				
Lot Coverage (%)				
Impervious Land Coverage (%)				
Maximum Height Requirement				
Building Height (ft.)				
Stories				
Parking				
Number of Parking Spaces				
Parking Stall width/length	/	/	/	/
Accessory Uses				
Garage Area (sq. ft.)				
Garage Height (ft.)				
Fence Height (ft.)				
Shed Area (sq. ft.)				
Shed Height (ft.)				
Deck Area (sq. ft.)				
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)				
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre				
Maximum dwelling units per building				
Other				
Minimum floor areas per dwelling unit (sq. ft.)				
Distance Between Buildings				
Signage - Type				
Landscaped Buffers				

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

1 family house on Lots 7.01 & 7.02

1 Family Boarding House Lot 7

Reconfiguring Lots 7 & 7.01 to new Lots 7.02 & 7.03 and both conforming to present zoning increasing Lot 7.01 to permit ingress and egress to Garage in the rear to Portia Street causing one Bulk Variance.

Existing Building Area/Sq. Ft:

Proposed Building Area/Sq. Ft:

Existing Building Height in Ft:

Proposed Building Height in Ft:

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

Reducing the density on Lot 7.01 by removing the pre-existing non conforming use of a boarding house and replacing it with a 1 Family conforming use with no variances.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

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

None known.

➤ **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) or CD-ROM/DVD format 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.

SIGNATURE(s)

SIGNATURE OF PROPERTY OWNER	
<i>As owner of the premises in the within the application, I hereby authorize the applicant or agent listed below to submit the above application. I also agree to accept reasonable review costs by Board's professionals.</i>	
SWORN & SUBSCRIBED to before me this _____ day of <u>June</u> _____, 20 <u>22</u> ------(notary)	_____ Signature of Owner/Date _____ Gary Colfer Print Name

SIGNATURE OF APPLICANT	
SWORN & SUBSCRIBED to before me this _____ day of <u>June</u> _____, 20 <u>22</u> ------(notary)	_____ Signature of Applicant/Date _____ Gary Colfer Print Name _____ Applicant's Tax ID Number

PLAN DETAILS

Plan details are primarily for the use of the municipal agency to establish criteria required to make decisions pertaining to the application. The following details shall be provided for municipal agency review.

The municipal agency has the right to waive certain details if a specific request is made by the applicant and agreed to by the agency. Surveys, the general plan, grading and utility plans, landscaping plans, architectural plans, and elevations may be indicated on separate drawings and documents.

NOTE:

- A. A Planning Board/Board of Adjustment or Municipal Governing Body shall not approve an Application of any Corporation or Partnership which does not comply with these Disclosure Acts, as per New Jersey Statute 40:55D-48,3.
- B. The Planning Board/Board of Adjustment reserves the right to request additional information or data in order to determine that the details of the plans are in accordance with the standards of the Site Plan Ordinance and other Ordinances of the City of South Amboy.

CALCULATION OF APPLICATION FEE AND ESCROW IN ACCORDANCE TO
ARTICLE IX SECTION 53-51
to be completed by Board Professional during Completeness Review.

The following items shall be submitted and/or appear on the Plans in order to be deemed complete, unless otherwise approved by the Board.

Applicant's Professional shall complete each item on the PLAN CHECKLIST as follows: Yes, No, Waiver or (N/A) Not Applicable.

PLAN CHECKLIST		
Item No.	Item	Completed (Yes, No, Waiver, N/A)
1	A survey prepared by a New Jersey Licensed Professional Land Surveyor. Site and off-site improvements shall be prepared by a New Jersey Licensed Professional Engineer and/or Architect, as applicable.	
2	The plan shall be prepared at a suitable scale, but not less than ten feet to the inch, with the entire tract being shown on one sheet (size not greater than 24 inches by 36 inches).	
3	Title block giving name of project, location of property by block and lot, name, title, license number and address of person preparing plan, and date of plan (including all revisions).	
4	Key map at a scale not less than 400 feet to the inch showing subject site, building zone boundaries, and radius line of 500 feet from subject site	
5	North arrow and scale(s) of plan	
6	Name and address of owner(s) and applicant(s).	
7	General notes – including flood hazard zone of subject site, and listing of building zone requirements, including parking. Comparison of building zone requirements to existing and proposed use. Note that all construction to comply with City of South Amboy Standards.	
8	Names, addresses and block/lots of all owners of record of adjacent properties within a distance of 200 feet of subject site, as certified by the Tax Assessor.	
9	Setback distances for existing principal structure, and all proposed structures.	
10	Labeling of all existing structures to be removed.	
11	Existing contours in dashed lines with maximum intervals of two feet for slopes of five percent or less, and intervals of five feet for slopes of greater than five percent.	
12	First floor elevation of all existing and proposed structures. Elevations at corners of proposed structures.	
13	Proposed contours in solid lines with maximum intervals of two feet.	
14	Location of all geographical features of site including rock outcrops, wooded areas and trees with caliper of six inches or greater as measured three feet above the ground.	
15	Location, width, depth and direction of all ponds, streams, brooks, drainage ditches, pipes, or culverts traversing subject tract.	
16	Location and size of all existing and proposed utilities serving the subject tract, including sanitary sewer, storm sewer, water, gas, and electric.	
17	Profiles and cross-sections every 50 linear feet of all proposed dedicated roadways, showing width of roadway, location, and width of curbs and sidewalks.	
18	Location, type, and size of existing and proposed means of vehicular ingress and egress to the tract; including access driveway width.	
19	Location, type, and direction of existing and proposed lighting, including intensity level line equal to 0.3 foot-candles.	
20	Location and type of landscaping, including planting schedule.	
21	Construction details for site improvements.	
23	Location, size, and detail of all existing and/or proposed signs.	
24	Endorsement by owner of tract stating their knowledge and consent of application.	
25	Approval block for signature by Chairperson and Secretary of the Planning Board.	

Explanation for any request for a waiver of any checklist requirement:

Professional Certification as to the accuracy of this plan checklist.

Please seal and provide license number

Signature of Applicant's Professional:

Print Name:

License Number:

SUBMISSION PROCESS:

- ✓ PRINT, COMPLETE, AND SIGN APPLICATION FORMS
 - ✓ SCAN COMPLETED FORMS AND SAVE TO A USB DEVICE
 - ✓ ADD ALL TRUE COPIES OF ORIGINAL PLANS AND APPLICATION DOCUMENTS TO THE USB DEVICE
 - ✓ SUBMIT 1) USB DEVICE
 - 2) COMPLETED APPLICATION WITH ORIGINAL SIGNATURES
 - 3) EIGHTEEN (18) ORIGINALS OF DOCUMENTS LISTED ABOVE
 - 4) INITIAL \$500 APPLICATION FEE
 - 5) INITIAL \$1000 ESCROW FEE
- TO PLANNING/ZONING BOARD SECRETARY

City of South Amboy

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