

PLANNING/ZONING APPLICATION

DATE RECEIVED: *April 23, 2021*

APPLICATION NO:

RECEIVED BY: *Amy Russo*

PB# 419.21

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

APPLICANT

Name	Amboy Main Street Industrial Urban Renewal, LLC	
Address	100 Passaic Avenue, Suite 240	
City, State, Zip	Fairfield, NJ 07004	
Phone/Email	(973) 487-1790	steven.varneckas@woodmontproperties.com

OWNER

Property owner if different from Applicant

Name	New South Amboy Development Co., LLC	
Address	100 Lenox Drive, Suite 100	
City, State, Zip	Lawrenceville, NJ 08648	
Phone/Email	(609) 896-3111	

ATTORNEY

Name/ Firm	Stephen Santola, Esq.	
Address	100 Passaic Avenue, Suite 240	
City, State, Zip	Fairfield, NJ 07004	
Phone/Email	(973) 316-9400	

PLANNER

Name/ Firm	Non-Variance Application	
Address		
City, State, Zip		
Phone/Email		

ENGINEER

Name/Preparer Firm	T&M Associates - Michael R. Thomas P.E.	
Address	11 Tindall Road	
City, State, Zip	Middletown, NJ 07748	
Phone/Email	(732) 671-6400	mthomas@tandmassociates.com

ARCHITECT

Name/Preparer Firm	Redcom Design & Construction LLC - Roberto Martinez, R.A.	
Address	P.O. Box 160, 433 North Avenue East	
City, State, Zip	Westfield, NJ 07090	
Phone/Email	(908) 233-4030	roberto@redcomllc.com

**PROPERTY
INFORMATION**

Address	111 Main Street South Amboy, NJ 08879		
Block(s)	160	Lot(s)	1.03
Zone	M-1, Light Industrial Zone	Tax Sheet#	17
Total Site Area	Acreage	21.12 +/-	Sq. Ft. 919,987 +/-
Date property acquired by present owner	05/08/2014		
List any business or commercial activities at the property	Not Applicable		
List any prior appeals, variances and developmental approvals involving this property	Application #318-11 - Raritan River Landing, Amended Preliminary/Final Major Site Plan, plans dated March 29, 2011, Last Revised June 17, 2015		
List and describe all existing structures on the property	Not Applicable		

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 principle use.

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance <i>(check if yes)</i>
Minimum Lot Requirements				
Lot Area (sq. ft.)	40,000 SF	21.12 AC	No Change	
Lot Width (ft.)	150'	1,070'	No Change	
Lot Depth (ft.)	250'	1,219.40'	No Change	
Minimum Setback Requirements				
Front Yard (ft.)	50'	N/A	60'	
One Side Yard (ft.)	25'	N/A	50'	
Total Two Side Yards (ft.)	50'	N/A	325'	
Rear Yard (ft.)	25'	N/A	400'	
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	45%	N/A	17%	
Impervious Land Coverage (%)	N/A	N/A	N/A	
Maximum Height Requirement				
Building Height (ft.)	50'	N/A	50'	
Stories	3-Stories	N/A	1-Story	
Parking				
Number of Parking Spaces	82	0	83	
Parking Stall width/length	9' / 18'	N/A / N/A	9' / 18'	/
Accessory Uses				
Garage Area (sq. ft.)	N/A	N/A	N/A	
Garage Height (ft.)	N/A	N/A	N/A	
Fence Height (ft.)	6'	6'	6'	
Shed Area (sq. ft.)	N/A	N/A	N/A	
Shed Height (ft.)	N/A	N/A	N/A	
Deck Area (sq. ft.)	N/A	N/A	N/A	
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)	N/A	N/A	N/A	
Rear Yard Setback (ft.)	N/A	N/A	N/A	
Maximum Area (sq. ft.)	N/A	N/A	N/A	
Maximum Height (ft.)	N/A	N/A	N/A	
Density				
Maximum dwelling units per acre	N/A	N/A	N/A	
Maximum dwelling units per building	N/A	N/A	N/A	
Other				
Minimum floor areas per dwelling unit (sq. ft.)	N/A	N/A	N/A	
Distance Between Buildings	N/A	N/A	N/A	
Signage - Type	200 SF	N/A	50 SF	
Landscaped Buffers	10%	100%	38.2%	

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

The Applicant is proposing to construct a 152,100 SF warehouse on the property. The project involves redevelopment of a previously disturbed site. Past redevelopment projects for this site have been presented to the City under Application #318-11, that involved the construction of numerous buildings, surface parking, a parking garage, and other associated improvements. The Applicant is proposing a much less intense development compared to those applications previously approved.

Existing Building Area/Sq. Ft: N/A
Existing Building Height in Ft: N/A

Proposed Building Area/Sq. Ft: 152,100 SF
Proposed Building Height in Ft: 50'

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

No variances requested.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

See attachment for waiver requests.

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE.

Year Structure(s) Built:

Not Applicable.

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