



PLANNING/ZONING APPLICATION

DATE RECEIVED: May 19, 2021	APPLICATION NO:
RECEIVED BY: A. Russo	PB 1400-21

(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 checked="" 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	Alex Zhang	
Address	25 Lighthouse Dr	
City, State, Zip	South Amboy, NJ 08879	
Phone/Email	848 468 9237	alexzhang68@hotmail.com

OWNER

Property owner if different from Applicant

Name	Same as applicant	
Address		
City, State, Zip		
Phone/Email		

ATTORNEY

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

PLANNER

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

ENGINEER

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

ARCHITECT

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

PROPERTY INFORMATION

Address	25 Lighthouse Dr South Amboy, NJ 08879		
Block(s)	165	Lot(s)	1
Zone		Tax Sheet#	
Total Site Area	Acreage	0.1825	Sq. Ft. 4000
Date property acquired by present owner	5/31/2016		
List any business or commercial activities at the property	None		
List any prior appeals, variances and developmental approvals involving this property	None		
List and describe all existing structures on the property	Existing single family property with a 313 sf deck		

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.)	6000	7950		
Lot Width (ft.)	50	53		
Lot Depth (ft.)		150		
Minimum Setback Requirements				
Front Yard (ft.)	20	21		
One Side Yard (ft.)	5	9.5		
Total Two Side Yards (ft.)	15	14		
Rear Yard (ft.)	15	30		
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	25	25		
Impervious Land Coverage (%)	25	25		
Maximum Height Requirement				
Building Height (ft.)				
Stories	2	2		
Parking				
Number of Parking Spaces				
Parking Stall width/length	/	/	/	/
Accessory Uses				
Garage Area (sq. ft.)		672		
Garage Height (ft.)		15		
Fence Height (ft.)		NA		
Shed Area (sq. ft.)		NA		
Shed Height (ft.)		NA		
Deck Area (sq. ft.)		313	500	Yes
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)	0	7.5		
Rear Yard Setback (ft.)	3	15		
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre	4.5			
Maximum dwelling units per building				
Other				
Minimum floor areas per dwelling unit (sq. ft.)		4000		
Distance Between Buildings	15	18		
Signage - Type				
Landscaped Buffers				

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

Existing single family house with a 313 sf deck.

Add a 11x17 (187 sf) extension to the existing deck.

Existing Building Area/Sq. Ft: 1923 + 672 (Garage) Proposed Building Area/Sq. Ft: No change
Existing Building Height in Ft: 2 stories Proposed Building Height in Ft: No change

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

More deck space

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

None

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

None

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