THE CITY OF
SOUTH AMBOY
NEW JERSEY

PLANNING/ZONING APPLICATION

DATE RECEIVED: 10/19/2021	APPLICATION NO:
RECEIVED BY: a. Russo	PB# 424-21

(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 Site Plan

☐ Preliminary Major Subdivision   ☐ Final Major Site Plan

☐ Final Major Subdivision   ☐ Bulk Variance ("C" Variance)

☐ Conditional Use Approval   ☐ Use Variance ("D" Variance)

☐ Amended Board Approval   ☐ Amended Preliminary, Final or Minor Site Plan

APPLICANT

Name	Robert Lubelli
Address	716 Conlogue Ave.
City, State, Zip	South Amboy, N.J. 08879
Phone/Email	917-418-4876 Bobsprinklers @ AOL. com

OWNER
Property owner if different from Applicant

Name	Vincent Targia
Address	716 Conlogue Ave.
City, State, Zip	South Amboy, N.J. 08879
Phone/Email	917-750-1116 VJT 831 @ OPTIMUM. Net

RECEIVED
OCT 18 2021
BY:
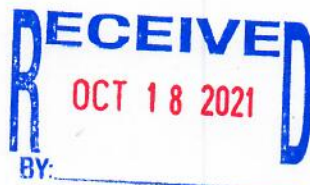
ATTORNEY

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

PLANNER

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

ENGINEER

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

ARCHITECT

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

PROPERTY INFORMATION

Address	716 Conlogue Ave South Amboy 08879		
Block(s)	93	Lot(s)	11
Zone	RA	Tax Sheet#	
Total Site Area	Acreage 0.1492	Sq. Ft.	6500
Date property acquired by present owner	1/4/08		
List any business or commercial activities at the property	N/A		
List any prior appeals, variances and developmental approvals involving this property	N/A		
List and describe all existing structures on the property	Shed,		

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:

☑ (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or;

☐ **"C-1"**

☐ (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.)		6560		
Lot Depth (ft.)		65'		
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.)		12'		
Stories		1		
Parking				
Number of Parking Spaces	NA			
Parking Stall width/length	NA	/	/	/	/
Accessory Uses				
Garage Area (sq. ft.)		260'		
Garage Height (ft.)		10'		
Fence Height (ft.)		6'		
Shed Area (sq. ft.)		80		
Shed Height (ft.)		10'		
Deck Area (sq. ft.)		N/A		
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)		20'		
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre				
Maximum dwelling units per building		1		
Other				
Minimum floor areas per dwelling unit (sq. ft.)				
Distance Between Buildings				
Signage - Type				
Landscaped Buffers				

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

N/A

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

Asking for a variance for Pool to be Installed

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**