



PLANNING/ZONING APPLICATION

DATE RECEIVED: 01/06/2022	APPLICATION NO:
RECEIVED BY: Amy Russo	PB# 427-22

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

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

- | | |
|--|--|
| <input checked="" 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	William E. O'Leary
Address	357 Ferris Street
City, State, Zip	South Amboy, NJ 08879
Phone/Email	732-330-0529 / JOLEARY@JPMC.US

OWNER

Property owner if different from Applicant

Name	N/A.
Address	
City, State, Zip	
Phone/Email	

ATTORNEY

Name/ Firm	George J. Otlowski.	
Address	708 Carson Ave	
City, State, Zip	Rt 11 Amboy, NJ 08861	
Phone/Email	732-826-5555	Gjoesa@ad.com

Gjoesa

PLANNER

Name/ Firm	Shamrock Enterprises, LTD.	
Address	866 Madison Ave	
City, State, Zip	Rahway, New Jersey 07065	
Phone/Email	732-388-4765	Shamrock-hdr@comcast.net.

ENGINEER

Name/Preparer Firm	Grotto Engineering Associates, LLC.	
Address	340 North Ave	
City, State, Zip	Cranford, New Jersey 07016	
Phone/Email	908-272-8901	

ARCHITECT

Name/Preparer Firm	Michael Testa, AIA	
Address	310 Tennent Rd	
City, State, Zip	Manalapan NJ 07726-3161	
Phone/Email	732-972-9177	

**PROPERTY
INFORMATION**

Address	357 Ferris Street South Amboy, NJ 08879		
Block(s)	17	Lot(s)	16, 18
Zone	BA	Tax Sheet#	
Total Site Area	Acreage	Sq. Ft.	
	1.26	55,000, 27 sq ft.	
Date property acquired by present owner			
List any business or commercial activities at the property	2 story Frame Dwelling		
List any prior appeals, variances and developmental approvals involving this property	N/A.		
List and describe all existing structures on the property	2 1/2 story Frame Dwelling		

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 (Check if yes)
Minimum Lot Requirements				
Lot Area (sq. ft.)	5,000	55,027	55,027	
Lot Depth (ft.)	100	220.1	220.1	
Minimum Setback Requirements				
Front Yard (ft.)	25	32.1	26.	
One Side Yard (ft.)	5	45.2	5.	
Total Two Side Yards (ft.)	10	7.10	10	
Rear Yard (ft.)	25	43.2	19.5.	✓
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	25%	59%	18%	
Impervious Land Coverage (%)	60%	5.9%	18%	
Maximum Height Requirement				
Building Height (ft.)	35	+35.	75	
Stories	2 1/2	2 1/2 Sto	2 1/2 Sto	
Parking				
Number of Parking Spaces	8515	73	2	
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	8.71	1.66	475.	
Maximum dwelling units per building	1	1	2	✓
Other				
Minimum floor areas per dwelling unit (sq. ft.)	1,000	1,762	2,296	
Distance Between Buildings				
Signage - Type				
Landscaped Buffers	40%	790%	+80%	

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

2 1/2 story frame dwelling. The Applicant wishes to construct the #3. Two story residential structures with two units each and parking on grade

Existing Building Area/Sq. Ft: 2 1/2 story frame dwelling Proposed Building Area/Sq. Ft:
Existing Building Height in Ft: Proposed Building Height in Ft:

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

The Character of the land prevents development other than the proposed use. There is a need for residential development. There is a lack of apartments.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

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

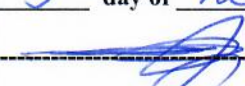
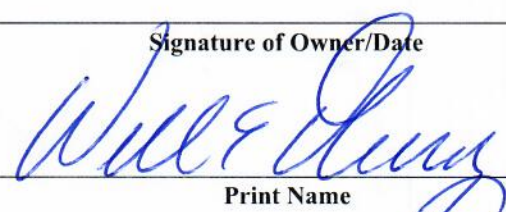
NO APPLICATION WILL BE ACCEPTED WITHOUT full compliance with items listed above, an initial payment of \$500 application fee, and an initial payment of \$1,000 escrow fee (actual fees will be calculated during completeness review).


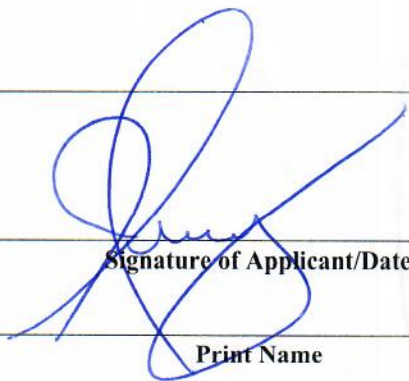
In order to provide Planning Board Professionals adequate time for review and consideration of application documents, initial and revised documents must be submitted to the Board Secretary a **minimum of twenty calendar days (20) prior** to the scheduled date of the application hearing. Late submission 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.

SIGNATURE(S)

SIGNATURE OF PROPERTY OWNER	
<i>As owner of the premises in the within 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 <u>5th</u> day of <u>Nov</u> , 20 <u>21</u>  (notary)	Signature of Owner/Date  Print Name
GEORGE J OTLOWSKI, JR ATTORNEY AT LAW 717 Convery Boulevard Perth Amboy, NJ 08861 (732) 826-5555	

SIGNATURE OF APPLICANT	
SWORN & SUBSCRIBED to before me this <u>5th</u> day of <u>Nov</u> , 20 <u>21</u>  (notary)	Signature of Applicant/Date  Print Name Applicant's Tax ID Number
GEORGE J OTLOWSKI, JR ATTORNEY AT LAW 717 Convery Boulevard Perth Amboy, NJ 08861 (732) 826-5555	