

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB-10-21
Application Number 420-21

Resolution granting Bulk Deviation Approval for Maximum Lot Coverage.

**Block 165, Lot 1
25 Lighthouse Drive
City of South Amboy
Southern Waterfront Redevelopment Area**

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance the within application has been submitted to the City of South Amboy Planning Board (the "Board") by Alex Zhang (the "Applicant") for Bulk Deviation Approval for Maximum Lot Coverage to permit the construction of a deck expansion for private recreational use on Block 165, Lot 1 on the Tax Map of the City of South Amboy at 25 Lighthouse Drive, in the Southern Waterfront Redevelopment Area;

WHEREAS, the application reviewed by the Board consisted of those plans and documents as identified in the completeness report prepared by Jason C. Valetutto, P.E., P.P. the consultant to the Board dated June 11, 2021;

WHEREAS, the application was certified as complete and a public hearing with respect to the Application was held by the Board on July 28, 2021, as per public notice and personal notice pursuant to NJSA 40:55D-12; and

WHEREAS, as part of the application and based upon the original plans submitted and reviewed by the consultant to the Board, the Applicant required a Deviation from the Redevelopment Plan as follows:

<u>Description</u> <u>Deviations</u>	<u>Required</u>	<u>Proposed</u>
Maximum Lot Coverage Beach Front Lot	25%	39.28%

WHEREAS, at the public hearing, the following reports were entered into the record:

<u>Description of Report</u>	<u>Date of Report</u>
Planning Report AJV Engineering Inc.	June 29, 2021

WHEREAS, the Board, after carefully considering the evidence presented to it by or on behalf of the Applicant and upon the advice and recommendations of the advisory municipal personnel, and consultants (including, without limitation, those set forth in the aforesaid Planning Report), makes the following findings of facts:

FINDINGS OF FACT

1. The Applicant Alex Zhang was sworn in and testified as follows:
 - a. He acknowledged receipt of the Planning Report of June 29, 2021,
 - b. The purpose of the expansion is to accommodate his family personal use.
 - c. He understands that his contractor will require all necessary permits and inspections through the City Building Department
2. The matter was opened to the public. No one appeared to speak on the application.

CONCLUSIONS

The Board finds as follows:

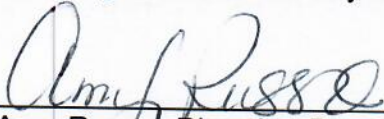
1. The proposed expansion is for a private use.
2. The Board has approved similar requests for Deviation in the Southern Waterfront Redevelopment Area.
3. Bulk Deviation Approval for Maximum Lot Coverage can be granted without substantial detriment to the City of South Amboy Southern Waterfront Redevelopment Area for the reasons set forth in the record and further does not create substantial detriment to the public good. The Applicant has satisfied its burden of proof as to both the positive and negative criteria required for the granting of the requested relief.

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby **grants** Application #420-21 for Bulk Deviation Approval for Maximum Lot Coverage as to Block 165, Lot 1 on the Tax Map of the City of South Amboy in the Southern Waterfront Redevelopment Area; and located at 25 Lighthouse Drive.

1. Compliance with recommendations set forth in the Planning Report dated June 29, 2021.
2. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
3. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on July 28, 2021.
4. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.

5. Payment of all sums now and/or hereafter due for application fees and/or escrows.
6. Counsel for the Board shall publish a brief notice of this determination in an official newspaper of the City of South Amboy within twenty (20) days of the date of this Resolution.
7. Prior to the commencement of any site work, all professional escrow fees due the Board Planning Consultant and Planning Board Attorney shall be paid in full.

THIS IS TO CERTIFY that the foregoing is a true copy of the Resolution adopted by the Planning Board of the City of South Amboy at its public meeting held on August 25, 2021.



Amy Russo, Planning Board Secretary
Date Signed: August 26, 2021

Planning Board

	Aye	Nay	Abstain
Chairwomen Mary Szaro	X		
Vice Chairman Scott Kominkiewicz	X		
Tom Kelly			
Mayor Henry	X		
Councilman Tom Reilly	X		
Janet Kern	X		
Holly Hughes	X		
Dr. Jorge Gonzalez Gomez	X		
George Baranowski	X		
Alternates			
Gary Forshner			X
William DeMasi	X		
Andrew Horezga	X		