

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB-37-07

RESOLUTION TO APPROVE PRELIMINARY AND FINAL SITE PLAN AND BULK
VARIANCES FOR BLOCK 116, LOT 8 LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Christ Church, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for preliminary and final site plan approval with bulk variances (Block 116, Lot 8 located in South Amboy); and

WHEREAS, the Planning Board held a public hearing on November 28, 2007 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Applicant was represented by Anthony Kearns, Esq.; and

WHEREAS, the Application will involve the construction of a two story building with basement to replace a two story structure that was damaged due to a lightning strike and resulting fire; and

WHEREAS, the new building will be used solely for church-related purposes including thrift store, offices for church administration, social gatherings and community meetings; and

WHEREAS, during questioning on November 28, 2007 by the Board and its consultant, the Applicant agreed to the following conditions:

A. The building will not be used for medical purposes or examination rooms and before any such use could be made of the building the Applicant would be required to obtain a use variance from the Zoning Board of Adjustment.

B. The door to the building on Fourth Street will be solely for egress from the building, will be marked "Exit Only" and will not be available for entrance from the outside.

C. The Applicant will close the opening in the fence along Fourth Street and eliminate the proposed sidewalk on Fourth Street and place a sign on the fence indicating that parking should be in the church parking lot.

D. The Applicant will add an additional five parking spaces to the amount indicated on the Applicant's Site Plans.

E. In the event that the Zoning Officer makes a determination that there are parking violations on Fourth Street related to the Applicant's property, the Applicant will submit a revised Site Plan to provide sufficient on-site parking to address the violations.

F. The planned façade will be submitted to the Architectural Review Committee for review and comment.

WHEREAS, the Board has made the following findings and conclusions:

1. Applicant seeks site plan approval to construct a two-story building to be used for church-related purposes on Lot 8, Block 116..
2. The application involves variances for set backs.
3. These requested variances for set back would allow proper placement of the building on the lot, allow for adequate parking and access to the existing church on the property.
4. The minimum set back variances as set forth in this Resolution are herein granted. The benefit of granting such variances outweighs the detriment, and can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
5. The subject property is depicted upon a plan entitled "Site Plan for 'Christ Church' Block 116, Lot 8", prepared by Kee Engineering Enterprises, Inc., dated 2/5/05, with the second sheet revised through 10/15/07, consisting of two sheets.

6. The nature of the application is a site plan so as to facilitate the construction of two-story building.

NOW, Therefore Be It Resolved by the Planning Board in the City of South Amboy in the County of Middlesex and State of New Jersey on this 18th day of December, 2007 Preliminary and Final Site Plan Approval with variances is hereby granted subject to the following conditions:

1. Applicant shall publish a brief notice of determination in an official newspaper of the City within 20 days of receipt of a copy of this Resolution from the Planning Board Secretary. Applicant shall furnish to the Board an Affidavit of Publication by said newspaper.
2. Submission of revised plans to the satisfaction of all conditions set forth in the reports of Angelo J. Valetutto, P.E., P.P. dated August 27, 2007 and November 20, 2007.
3. That all outstanding taxes, application, and escrow fees be paid in full.
4. That the Applicant submit copies of Approvals of any other Governmental Agencies having jurisdiction over this Site.
5. Subject to all conditions placed on the record during the hearing held on November 28, 2007.
6. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
7. This Resolution shall take effect as provided by law.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


RICHARD CRONIN, Acting Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on December 18, 2007 at a duly convened meeting.

DATE:

Linda Garnett, Secretary