

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 11 -14
RESOLUTION TO APPROVE PRELIMINARY AND FINAL MINOR SUBDIVISION WITH
VARIANCES FOR BLOCK 148, LOT 22, LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by James G. Coble (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for preliminary and final minor subdivision approval with bulk variances for property located at 521 Ridgeway Avenue, South Amboy (Block 148, Lot 22) (the “Property”); and

WHEREAS, the Planning Board held a public hearing on July 23, 2014 and has carefully considered the Application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, The Applicant was represented by Joseph R. Bulman, Esq. and

WHEREAS, the Applicant presented the testimony of James Coble, Jr. and Michael Carr, P.E, P.P.; and

WHEREAS, the subdivision is sought in order to subdivide an existing vacant lot in the RA building zone into two lots for the construction of two single family dwellings; and

WHEREAS, proposed Lot 22.02 will require a variance from the required front yard setback, where 25 feet is required and 12.21 feet proposed; a variance for lot width, where 50 feet is the minimum and 38.6 feet is proposed; and a bulk variance for a six foot high vinyl fence; both proposed lots will require a variance for maximum impervious coverage where 60% is the maximum and 65.7% is proposed for Lot 22.01 and 68.4% is proposed for Lot 22.02; and

WHEREAS, Mr. Coble testified that the Property is an oversized, irregularly shaped corner lot fronting on two streets; and

WHEREAS, Mr. Coble further testified that the existing homes in the area are all constructed on lots smaller than the Property such that construction on the Property in its current size would be out of character for the neighborhood and that denial of the requested variances would be an undue hardship on the Applicant and the owner of the lot, the Applicant's father; and

WHEREAS, the Applicant proposes to build residences on each property which will each have garages with two off-street parking spaces; and

WHEREAS, Mr. Carr testified as to the subdivision plans and that the proposed lot fronting on Ridgeway Avenue will be irregularly shaped because the configuration of the cross-streets are not perpendicular; and

WHEREAS, Exhibit A-1, an aerial "Google Map" was entered into the record and referred to by Mr. Carr to show that many existing buildings along Ridgeway Avenue in the vicinity of the Property have front-yard set backs similar to that proposed by the Application; and

WHEREAS, Mr. Carr acknowledged receipt of the July 8, 2014 review letter from Angelo Valetutto, P.E., P.P., and agreed to comply with the conditions stated in the 13 numbered paragraphs of the review letter; and

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

1. Applicant seeks a minor subdivision with variances intended to divide the existing vacant lot into two lots.
2. The subdivision requires five variances – a front yard set back; lot width; six-foot high vinyl fence and 2 maximum lot coverage variances.

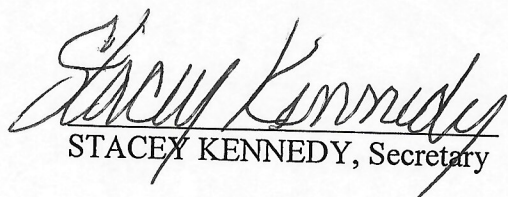
3. The subject property is depicted upon signed and sealed minor subdivision plans, entitled "Area Maps and Zoning Requirements (Minor Subdivision) Prepared for: James G. Coble, Jr." prepared by Carr Engineering Associates, P.A., dated 5/16/14 and consisting of five sheets;
4. The nature of the application is a minor subdivision with variances.
5. Strict application of the ordinance would result in undue hardship due to the irregular shape, size and location of the lot.
6. The benefits of the requested variances outweigh the burdens because it will result in two single-family homes on appropriately sized lots, and the character of the neighborhood already includes lots of irregular shapes and sizes and with similar front-yard setback nonconformities.

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 27th day of August, 2014 Minor Subdivision Approval with variances is hereby GRANTED subject to the following conditions:

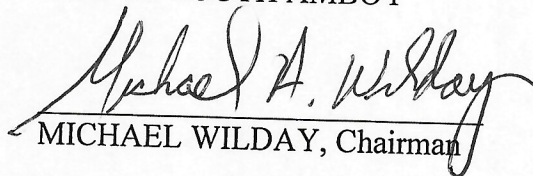
1. Applicant shall comply with the conditions contained in the July 8, 2014 review letter of Angelo Valetutto, P.E., P.P.
2. The fence along the northerly property line for proposed lot 22.01 shall be a maximum four feet high for the first twenty-two feet from the Conover Street right-of-way.
3. The Applicant shall comply with the revisions and conditions as contained in the record of the meeting on July 23, 2014.
4. 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.
5. Applicant shall prepare a deed to perfect minor subdivision approval pursuant to N.J.S.A. 40:55D-47 (d) for signature by the Board Chairman and Secretary. The said subdivision deed shall be reviewed by the Board Planner and Board Attorney prior to execution on behalf of the Board. The proposed lot numbers shall be reviewed and approved by the Tax Assessor prior to execution of the subdivision deed on behalf of the Board.

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:


STACEY KENNEDY, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


MICHAEL WILDAY, Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on August 27, 2014 at a duly convened meeting.

DATE:

Stacey Kennedy, Secretary

