

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB-13-08
RESOLUTION TO APPROVE PRELIMINARY AND FINAL MINOR SUBDIVISION OF
BLOCK 116, LOT 15, LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Edyta and Zenon Karpowicz, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for preliminary and final minor subdivision approval (Block 116, Lot 15); and

WHEREAS, the Planning Board held a public hearing on November 24, 2008 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, The Applicant was not represented by counsel; and

WHEREAS, the Application seeks the subdivision of a single 120' by 150' lot with two existing single-family residential buildings such that the existing buildings will remain on one 67.5' by 150' lot (Lot 15.01) and the resulting 52.5' by 150' lot (Lot 15.02) will be vacant, and on which a new single-family home will eventually be constructed.

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

1. Applicant seeks a minor subdivision intended to divide Lot 15 (a 120' by 150' lot) into two lots, one being 67.5' by 150' and the second being 52.5' by 150'.
2. The creation of Lot 15.01 (occupied lot) will require a variance for lot width (67.5' whereas 100' required); total side yard set backs (8.24' whereas 30' required) along with four existing variances (front yard setback of 19.15 feet vs. 25' required; side yard setback of 2.78' vs. 5' required; rear yard setback of 12' vs. 25' required; and rear yard setback for accessory use of 2.38' vs. 3' required).
3. The creation of Lot 15.02 (vacant lot) will not require any variance for construction of a single-family residential building..

4. The lot width, total side yard setback and existing variance conditions 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 application does not seek authorization for any additional construction, buildings, or site work.
6. The subject property is depicted upon a plan entitled "Area Maps and Zoning Requirements (Minor Subdivision) Prepared for Edyta Karpowicz and Zenon Karpowicz", prepared by Carr Engineering Associates, P.A., dated 4/08/08, consisting of two sheets.
7. The nature of the application is a minor subdivision.

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 24th day of November, 2008 Minor Subdivision 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. Satisfaction of all conditions set forth in the November 7, 2008 report of Angelo J. Valetutto, P.E., P.P., which shall be confirmed by review and approval of revisions to the Plans as set forth in the November 7, 2008 report and as placed on the record during the hearing on November 24, 2008.
3. That any building to be constructed on Lot 15.02 will be fully conforming with all zoning regulations, including all zoning regulations related to setbacks and lot coverage.
4. That all outstanding taxes, application, and escrow fees be paid in full.
5. That the Applicant submit copies of Approvals of any other Governmental Agencies having jurisdiction over this Site.
6. 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 of 15.01 and