

**CITY OF SOUTH AMBOY PLANNING BOARD**

**RESOLUTION PB-14 -17**

**Case Number 382-17**

**Resolution granting bulk variances for lot coverage and accessory use area**

**Block 138 Lot 10**

**City of South Amboy**

**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 Brian H. McLaughlin (the "Applicant") for bulk variances for lot coverage and accessory use area as to premises located at 341 Cedar Street, also known as Block 138, Lot 10, located on the Tax Map of the City of South Amboy; and

**WHEREAS**, the application reviewed by the Board consisted of those plans and documents as identified in the report prepared by Angelo J. Valetutto, P.E., P.P. the consultant to the Planning Board dated September 11, 2017; .and

**WHEREAS**, the application was certified as complete and a public hearing with respect to the Application was held by the Board on September 27, 2017 as per public notice and personal notice pursuant to NJSA 40:55D-12; and

**WHEREAS**, as part of the instant application and based upon the initial plans submitted and reviewed by the consultant to the Planning Board, the Applicant required variances from the zoning requirements as set forth in the ordinance;

<b><u>Description</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Lot Coverage Maximum permitted 25%	23.05%	27.85%
Accessory Use Area Maximum Permitted Coverage 180sf	N/A	

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

<b><u>Description of Report</u></b>	<b><u>Date of Report</u></b>
Planning Report AJV Engineering Inc.	September 11, 2017

**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**

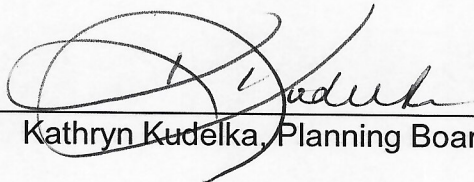
1. The Applicant testified that the proposed construction was for a yard shed. There was to be no electrical or plumbing service to the shed. The shed was to be used for the storage of toys, yard tools, lawnmower equipment, etc., but not under any circumstances for a garage.
2. The Applicant further testified that the height would be less than fifteen (15) feet, would not be connected to a driveway but only to a walkway.
3. The Applicant acknowledged receipt of the Planning Report and had no objections to the conditions contained therein
4. The Applicant acknowledged that no commercial activity would be conducted in the Shed and that the color would be similar to the house color but would not be a match.
5. The Applicant confirmed that the location survey provided to the Board represents existing conditions on his property.

**NOW, THEREFORE, BE IT RESOLVED** that the City of South Amboy Planning Board hereby **grants** Application #382-17 for Bulk variances for lot coverage and accessory use area at Premises located at 341 Cedar Street, also known as Block 138, Lot 10, located on the Tax Map of the City of South Amboy; subject to the following conditions;

1. The Applicant agreed that it would comply with the recommendations set forth in the Planning Report dated September 11, 2017.
2. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
3. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation.
4. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on September 27, 2017.
5. All other matters set forth above, and/or incorporated herein.

6. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
7. Payment of all sums now and/or hereafter due for application fees and/or escrows.
8. The Applicant or Board Secretary 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 receipt of a copy of this resolution by the Applicant, and the Applicant shall furnish, to the Planning Board Secretary, an Affidavit of Publication by said newspaper.
9. 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 October 25, 2017.

 10/25/2017  
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Kathryn Kudelka, Planning Board Secretary