

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 16-06
RESOLUTION TO APPROVE MINOR SUBDIVISION OF BLOCK 139, LOT 90, LANDS OF
THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Peter Mocco, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for preliminary and final minor subdivision approval (Block 139, Lot 90); and

WHEREAS, the Planning Board held a public hearing on September 27, 2006 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

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

1. Applicant seeks a minor subdivision intended to divide one lot into two lots in order to facilitate the acquisition of a portion of the property by the City of South Amboy for use as Open Space, and Applicant is not seeking authorization for the construction of buildings, site work or other improvements.
2. The application requires lot depth variances for both resulting lots.
3. The lot depth variances are pre-existing conditions that are not caused by the subdivision and will not be intensified by the subdivision.
4. The lot depth 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 application does not seek authorization for any additional construction, buildings, or site work.~~
6. The subject property is depicted upon a plan entitled "Minor Subdivision Plan for South Amboy Redevelopment Agency of Part of Lot 90, Block 139" prepared by Maser Consulting, PA dated June 9, 2006.

7. The nature of the application is a minor subdivision so as to facilitate the acquisition of a portion of the property by the City of South Amboy.

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 25th day of October, 2006 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 report of Angelo J. Valettutto, P.E., P.P., dated July 17, 2006, except Comment Number 4, which was deleted by letter of Angelo Valettutto dated September 18, 2006 and which had provided that "proposed lot 9.02 begin on the southerly side of Stevens Avenue, thus creating a standard public right-of-way."
3. 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 90.01 and 90.02 shall be reviewed and approved by the Tax Assessor prior to execution of the subdivision deed on behalf of the Board.
4. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
5. This Resolution shall take effect as provided by law.

ATTEST:

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY

LINDA GARNETT, Secretary

George Forrer
GEORGE FORRER, Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on October 25, 2006 at a duly convened meeting.

DATE:

Linda Garnett, Secretary