

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 16 -17

Case Number 378-17

**Block 78 - Lot 1
529 Henry Street
City of South Amboy**

Resolution granting minor subdivision with bulk variances for Minimum Lot Width and Minimum Rear Yard Setback;

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 Krzysztof Wisnik (the “Applicant”) for minor subdivision and bulk variances for Minimum Lot Width and Minimum Rear Yard Setback for premises located 529 Henry Street, also known as Block 78, Lot 1, located on the Tax Map of the City of South Amboy and situated in RA Zone; 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 July 18, 2017(the “Planning Report”); and

WHEREAS, the application was certified as complete on July 26, 2017 and public hearing with respect to the Application was held by the Board July 26, 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 professional staff, the Applicant required variances from the zoning requirements as set forth in the ordinance;

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Minimum Rear Yard Setback	50 Feet	38 Ft. (Lot 1.01) 40 Ft. (1.02)
Minimum Rear Yard Setback	25 Feet	17 Ft (Lot 1.02)

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

<u>Description of Report</u>	<u>Date of Report</u>
Planning Report AJV Engineering Inc.	July 18, 2017

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB-15 -17

Case Number 381-17

Resolution granting bulk variances for lot coverage, accessory use area and accessory use height

Block 18 Lot 8

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 Daniel Lambright (the "Applicant") for bulk variances for lot coverage, accessory use area and accessory use height as to premises located at 345 Catherine Street, also known as Block 18, Lot 8, 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 8, 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;

<u>Description</u>	<u>Existing</u>	<u>Proposed</u>
Lot Coverage Maximum permitted 25% Preexisting non- conforming	26.52%	30.94%
Accessory Use Area Permitted 180sf	182.81 sf	384sf
Accessory Use Height permitted 15 feet		18.17ft

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

Description of Report

Date of Report

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 new garage in the same general area of the existing garage with an increase in area and height and increase in the width of the existing concrete driveway to align with the new garage doors.
2. The Applicant further testified there would be electric service to the garage but no plumbing service.
3. The Applicant acknowledged receipt of the Planning Report and had no objections to the conditions contained therein
4. The Applicant acknowledged that a. no commercial activity would be conducted in the garage, b. the color of the garage would match his house color, and c. there would be no additional runoff resulting from this construction.
5. The Applicant confirmed that the location survey provided to the Board represents existing conditions on his property.
6. The Applicant agreed to limit the overhang on the eaves to one (1) foot.

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby **grants** Application #381-17 for bulk variances for lot coverage, accessory use area and accessory use height as to premises located at 345 Catherine Street, also known as Block 18, Lot 8, located on the Tax Map of the City of South Amboy; and

1. The Applicant agreed that it would comply with the recommendations set forth in the Planning Report dated September 8, 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.