

PLANNING BOARD  
CITY OF SOUTH AMBOY  
APPLICATION #324-11

RESOLUTION PB -2 -12  
RESOLUTION TO APPROVE USE AND BULK VARIANCES RELATED TO  
CONSTRUCTION LOCATED ON BLOCK 151, LOT 13, LANDS OF THE CITY OF SOUTH  
AMBOY

WHEREAS, application has been made by Fred Schaaf, (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for use and bulk variance approval related to the modification of an existing garage on property located at 242 Raritan Street, South Amboy, (Block 151, Lot 13) (the “Property”); and

WHEREAS, Applicant is the owner of Property; and

WHEREAS, Applicant seeks to modify the existing garage by reducing the footprint of the existing garage and raising its height; and

WHEREAS, the Planning Board held a public hearing on January 25, 2012 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, during the hearing the Applicant clarified and revised the Application to seek a use variance to allow a maximum height of 18 feet where 14 is permitted; and

WHEREAS, the Application requires a variance for the rear yard setback, where the existing condition is a setback of 2.5 feet; 3 feet is required; and the proposal is for a set back of 2.7 feet; and

WHEREAS; the Applicant presented the testimony of Fred Schaaf, the owner of the Property; and

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

1. Applicant seeks a use and bulk variances to permit the renovation and reconstruction of a portion of an existing garage.
2. The increased height proposed of the existing garage will require a use variance for height and bulk variance for side yard setback.
3. The renovations proposed by the Application will result in a reduction in the footprint of the existing garage, repairs to the roof which is damaged and a greater ability to utilize the property.
4. The Board's Engineer, Angelo Valetutto, P.E. prepared a report dated January 11, 2012, which was reviewed by the Applicant and made a part of the record.
5. The Applicant agreed to the condition that there will not be a permanent staircase installed or constructed in the garage and that access to the second floor / attic portion of the garage shall be by means of a pull-down ladder/staircase.
6. The Applicant agreed to the condition that any storage of material in the garage shall be limited to household items and shall not include commercial storage.
7. The Applicant agreed to the condition that the second story / attic area will be limited to use for storage.
8. The Applicant amended the Application to include the construction of a driveway to the garage and agreed to the condition that same be constructed.
9. That the Applicant has put forth evidence to justify the grant of a use variance and the requested bulk variances.
10. That Use Variance and bulk variances 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.

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 22nd day of February, 2012 Use and bulk variances are hereby granted subject to the following conditions: