

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION PB- 22 -07  
RESOLUTION TO APPROVE PRELIMINARY AND FINAL MINOR SUBDIVISION, SITE  
PLAN AND BULK VARIANCES FOR BLOCK 150, LOT 11 (AND BLOCK 292, LOT 6  
LOCATED IN SAYREVILLE), LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Janus and Jolando Skrzyniarz, ("Applicants") to the Planning Board of the City of South Amboy ("Board") for preliminary and final minor subdivision, site plan and variance approval (Block 150, Lot 11 located in South Amboy and Block 292, Lot 6 located in Sayreville); and

WHEREAS, the Planning Board held public hearings on December 27, 2006 and January 24, 2007 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Applicant was represented by Joseph Bulman, Esq.; and

WHEREAS, the Application will involve the demolition and removal of a framed garage on Lot 6 in Sayreville and the demolition and removal of a one-story framed garage and two-story dwelling on Lot 11; and

WHEREAS, the Applicant seeks to subdivide Lot 11 into 2 lots fronting on Raritan Street, each being Forty Six Feet and Six Inches wide and to construct a residence on each lot; and

WHEREAS, during questioning on December 27, 2006 by the Board and its consultant, the Applicant agreed to relocate the driveways and to shift the location of the residences to be constructed on newly created Lots 11.01 and 11.02; and

WHEREAS, during questioning by the Board and its consultant, the Applicant agreed to merge Lot 6 with the newly-created Lot 11.02; and

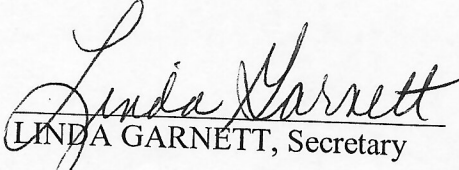
WHEREAS, the Board has made the following findings and conclusions:

1. Applicant seeks a minor subdivision intended to divide Lot 11 into two newly formed Lots 11.01 and 11.02 and to merge Lot 6 with the newly-formed 11.02.
2. Applicant seeks site plan approval to construct a residence on the newly-created Lot 11.01 and to construct a residence on the newly-created Lot 11.02.
3. The application involves variances for Lot 11.01 and Lot 11.02 for minimum lot width.
4. These requested variances for lot width would result in two lots with widths that are similar to other lots in the vicinity.
5. The minimum lot width 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.
6. The subject property is depicted upon a plan entitled "Area Maps and Zoning Requirements (Minor Subdivision) Block 150, Lot 11 Prepared for: Janusz Skrzyniarz and Jolanda Skrzyniarz", prepared by Carr Engineering Associates, P.A., dated 12/1/05, revised through 1/10/07, consisting of three sheets.
7. The application was modified from its original form by moving the location of the driveways, the location of the residences and by removing the retaining wall from the area adjacent to Lot 10.
9. The nature of the application is a minor subdivision so as to facilitate the construction of two residences and to merge Lot 6 with the newly-created Lot 11.02.

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 21st day of February, 2007 Minor Subdivision and Site Plan 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 reports of Angelo J. Valettutto, P.E., P.P. dated December 8, 2006 and January 17, 2007.
3. That all outstanding taxes, application, and escrow fees be paid in full.
4. That the Applicant submit copies of Approvals of any other Governmental Agencies having jurisdiction over this Site.
5. 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 11.01 and 11.02 shall be reviewed and approved by the Tax Assessor prior to execution of the subdivision deed on behalf of the Board.
6. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
7. Prior to or at the time of submission of a building permit to construct residential structures on Lots 11.01 and 11.02, Applicant or its successor shall comply with any and all obligations related to the City of South Amboy Housing Plan Element and the obligations set forth therein related to the satisfaction of regulations promulgated by the Council on Affordable Housing, including the contribution of funds as set forth in the ordinances of the City of South Amboy.
8. This Resolution shall take effect as provided by law.

ATTEST:

  
LINDA GARNETT, Secretary

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY

  
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 February 21, 2007 at a duly convened meeting.

DATE:

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Linda Garnett, Secretary