

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 25-07
RESOLUTION TO APPROVE PRELIMINARY AND FINAL MINOR SUBDIVISION OF
BLOCK 142, LOT 20, LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Fred and Jennifer Schaaf, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for preliminary and final minor subdivision approval (Block 142, Lot 20); and

WHEREAS, the Planning Board held a public hearing on May 23, 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 James Vail, Esq.; and

WHEREAS, the Application seeks the subdivision of a single 100' by 100' lot with an existing home such that the existing home will remain on one 50' by 100' lot (Lot 20.02) and the resulting 50' by 100' lot (Lot 20.01) will be vacant, and on which a new home will eventually be constructed.

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

1. Applicant seeks a minor subdivision intended to divide Lot 20 (a 100' by 100' lot) into two lots, each being 50' by 100'.
2. The creation of Lot 20.01 (vacant lot) will require a variance for lot coverage.
3. The creation of Lot 20.02 (with existing home) will require a variance for side yard setback and impervious coverage. The existing variances for front yard setback and minimum floor area are unaffected.
4. The lot coverage, side yard setback and impervious coverage 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 "Zoning Requirements & Area Maps – Lot 20 in Block 142 prepared for: Fred M. Schaaf & Jennifer L. Schaaf", prepared by Carr Engineering Associates, P.A., dated 1/19/07, consisting of three sheets.
7. The nature of the application is a minor subdivision.

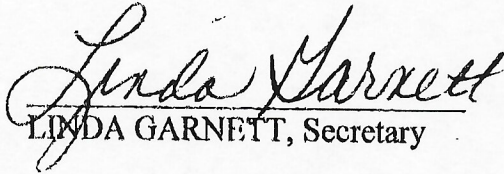
NOW, Therefore Be It Resolved by the Planning Board in the City of South Amboy in the County of Middlesex and State of New Jersey on this 27th day of June, 2007 Minor Subdivision Approval with variances is hereby granted subject to the following conditions:

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 May 23, 2007 report of Angelo J. Valetutto, P.E., P.P.
3. That any home to be constructed on Lot 20.01 will be fully conforming with all zoning regulations related to setbacks and lot coverage.
4. That all outstanding taxes, application, and escrow fees be paid in full.
5. That the Applicant submit copies of Approvals of any other Governmental Agencies having jurisdiction over this Site.
6. 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 20.01 and 20.02 shall be reviewed and approved by the Tax Assessor prior to execution of the subdivision deed on behalf of the Board.
7. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.

8. Prior to or at the time of submission of a building permit to construct a residential structure on Lot 20.01, 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.
9. This Resolution shall take effect as provided by law.

ATTEST:

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


LINDA GARNETT, Secretary


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 June 27th, 2007 at a duly convened meeting.

DATE:

Linda Garnett, Secretary