

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION # 4 - 2011

RESOLUTION TO THE CITY COUNCIL, RECOMMENDING AMENDMENT OF  
CHAPTER 53 OF THE CODE OF THE CITY: "DEVELOPMENT REGULATIONS" IN  
REGARD TO ACCESSORY BUILDINGS, INCLUDING SHEDS, THEIR PERMITTED  
NUMBER AND SIZE REQUIREMENT

WHEREAS, pursuant to Resolution No-110-2011 the City Council has referred the proposed Ordinance involving Development Regulations for sheds for review by this Planning Board pursuant to N.J.S.A. 40:55D-26 for review and identification of any provisions that are inconsistent with the City's Master Plan and any other matters this Board deems relevant; and

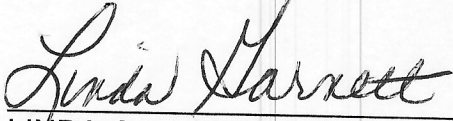
WHEREAS, pursuant to a letter by Angelo J. Valetutto, P.E., P.P. dated May 23, 2011 attached hereto said proposed Ordinance would be consistent with the City's Master Plan; and

WHEREAS, pursuant to the letter by Angelo J. Valetutto, P.E., P.P. attached hereto said proposed Ordinance would allow for a consistent standard for sheds throughout the City; and

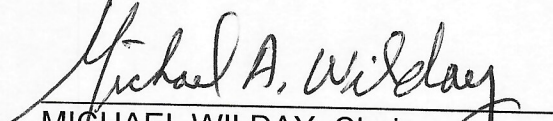
WHEREAS, the Planning Board has reviewed the aforesaid letter and considered the matter at the public meeting held by the Board on May 25, 2011.

NOW THEREFORE, be it resolved by the Planning Board of the City of South Amboy on this 25<sup>th</sup> day of May, 2011 that the proposed Ordinance regarding Development Regulations for sheds is consistent the City's Master Plan, and recommend inclusion of the additions set forth in the attached letter.

ATTEST:

  
LINDA GARNETT, Secretary

SIGNED:  
PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY

  
MICHAEL WILDAY, Chairperson

**CERTIFICATION**

Certified to be a True Copy of a Resolution adopted on May 25, 2011 by the South Amboy Planning Board at a duly convened meeting thereof.

DATE:

\_\_\_\_\_  
Linda Garnett, Secretary

May 23, 2011

Mr. Michael Wilday, Board Chairman  
City of South Amboy Planning Board  
140 North Broadway  
South Amboy, New Jersey 08879

Re: City Council Referral - Sheds

Dear Mr. Wilday:

City Council Resolution No. 110-2011 has referred a Draft Ordinance involving Development Regulations for sheds, to the Planning Board for its review and recommendation, in accordance to N.J.S.A. 40:55D-26. The proposed Ordinance will provide standards for sheds as an accessory use.

A review of the City's Master Plan finds that the adoption of an Ordinance establishing additional standards for sheds to develop property maintenance codes to maintain the quality of existing housing. Under the current regulations, there is no guidance for sheds with regard to number permitted, area, or number of stories. The proposed Ordinance will allow for a consistent standard for sheds throughout the City.

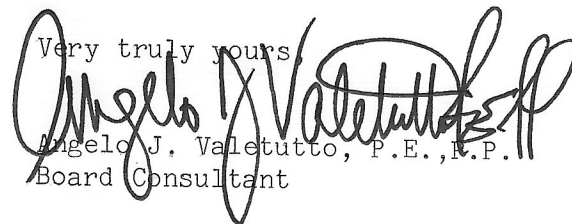
The undersigned has reviewed the draft Ordinance with Mr. Thomas Kelly, City Construction Official. We both believe that the Ordinance is a must add on to the City's Development Regulations. We also believe that the draft Ordinance could be further strengthened with the following recommendations:

1. Reduce the maximum height of the sheds to twelve feet.
2. Establish a maximum height of one story.
3. Establish a maximum area of sheds at 180 sf.

It is important to note that the proposed Ordinance does not alter any of the standards for garages, attached or detached. In addition, the proposed Ordinance does not change the current minimum setback standards of three feet for side or rear yards.

For these reasons we recommend the Board adopt a recommendation to City Council to approved the proposed Ordinance with the above three noted revisions.

Very truly yours,



Angelo J. Valetutto, P.E., P.P.  
Board Consultant

pc: Ms. Linda Garnett, Board Secretary  
All Board Members  
Joseph J. Maraziti, Esq., Board Attorney, via fax only