

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION # 5-2010

**A RESOLUTION APPROVING BULK VARIANCE TO JOANNE CORRIDON FOR 425
AUGUSTA STREET**

WHEREAS, on October 27, 2010, at a duly advertised Meeting of the Planning Board of the City of South Amboy, Joanne Corridon ("Applicant") presented an application for Bulk Variances (the "Application"); and

WHEREAS, said Applicant, presented the testimony of Robert Downey;

WHEREAS, the Application was for bulk variances required for an addition to this single family structure and an addition to the existing deck on property known as Block 71, Lot 4, 425 Augusta Street, in the City of South Amboy; and

WHEREAS, the following Findings of Fact were made:

FINDINGS OF FACT

1. The Applicant seeks to construct a 6.21 ft. by 8 foot addition to the existing structure in order to expand the existing bathroom and to expand an existing deck 7.96 ft. by 14 ft.
2. The parcel is located in the RA zone and is a permitted use.
3. The construction which is the subject of this Application will change the lot coverage of the lot from 21.3% to 28.13%, creating a bulk variance from Section 53-88D, which contains a maximum lot coverage of 25%.
4. The Applicant put forth testimony that the proposed addition to the deck will serve to square off the existing deck with the existing building footprint and is similar to decks on other homes in the vicinity of the subject property.

Based upon the above Findings of Fact, the Board Concludes as follows:

CONCLUSION

1. That the Application is for a permitted use in the RA Zone.
2. That the Bulk Variance for maximum lot coverage as detailed in the body of this Resolution is herein granted. The benefit of granting such Variance 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.
3. That the granting of the requested variance advances the purposes of zoning by allowing the full development of the property for use as a residential structure consistent with the existing development in the area in which it is located.

NOW, THEREFORE, BE IT RESOLVED that the Application for a Bulk Variance as above described is herein granted subject to the following conditions:

1. Applicant shall comply with the terms of the AJV Engineering, Inc. report of October 13, 2010.
2. That the Applicant submit copies of Application Approvals of any other Governmental Agencies having jurisdiction over this Site.
3. That all outstanding taxes, application, and escrow fees be paid in full, and that no building permits shall be issued until all escrow fees are paid in full.

The above memorialization is the result of a Motion duly made and seconded on the 27th day of October, 2010.

ATTEST:

LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY



MICHAEL WILDAY, Chairman