

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 05 -14
RESOLUTION TO APPROVE BULK VARIANCE
FOR BLOCK 124, LOT 1
THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by David Yung, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for bulk variance approval related to property located at 335 Fifth Street, South Amboy, (Block 124, Lot 1) (the "Property"); and

WHEREAS, the Planning Board held a public hearing on February 25, 2013, and has carefully considered the Application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Applicant was not represented by counsel; and

WHEREAS, the Property is owned by David and Iwona Yung; and

WHEREAS, the Application seeks the approval of a bulk variance to permit the construction of an inground swimming pool which will expand the existing non-conforming lot coverage from 30.75% to 40.66% where 25% is the maximum permitted ("Application"); and

WHEREAS, the property is located in the RA building zone and the existing and proposed use is a permitted use in the zone; and

WHEREAS, the Applicant provided testimony from Iwona Yung; and

WHEREAS, the Board's Engineer Angelo Valetutto, P.E., P.P. issued a review letter dated December 5, 2013; and

WHEREAS, Mrs. Yung testified that they previously had an above-ground pool that was destroyed and they wished to construct a pool in the same location that was stronger; and

WHEREAS, the Applicant consented to the conditions set forth in the December 5, 2013 review letter; and

WHEREAS, the Applicant consented to the condition that an updated survey be prepared for the Property; and

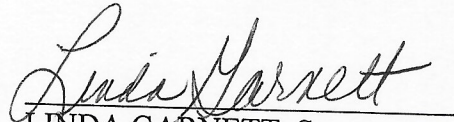
WHEREAS, the Board has made the following findings and conclusions:

1. Applicant seeks a bulk variance to permit the construction of an in-ground pool which will increase the existing non-conforming lot coverage from 30.75% to 40.66% where 25% is the maximum.
2. 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.

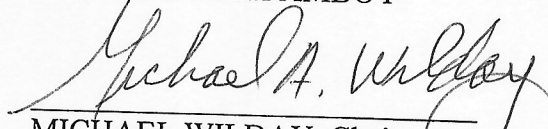
NOW, Therefore Be It Resolved by the Planning Board in the City of South Amboy in the County of Middlesex and State of New Jersey on this 26th day of March, 2014 a variance to permit the installation of an in-ground pool as set forth in the Application on the Property is hereby granted subject to the following conditions:

1. Satisfaction of all conditions set forth in the report of Angelo J. Valettutto, P.E., P.P. dated December 5, 2013.
2. Satisfaction of all conditions placed on the record during the Application.
3. Applicant shall obtain an updated survey of the Property by a surveyor licensed by the State of New Jersey.
4. That all outstanding taxes, application, and escrow fees be paid in full, and that no building permits shall be issued until all such taxes and escrow fees are paid in full.
5. This Resolution shall take effect as provided by law.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


MICHAEL WILDAY, Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on March 26, 2014 at a duly convened meeting.

DATE:

Linda Garnett, Secretary