

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION # 6 -2006

**A RESOLUTION APPROVING PRELIMINARY MAJOR SITE PLAN WITH
VARIANCES TO SOUTH AMBOY RENAISSANCE CORPORATION**

WHEREAS, on April 18, 2006, at a duly advertised Special Meeting of the Planning Board of the City of South Amboy, the South Amboy Renaissance Corporation ("Applicant") presented an application for a Preliminary Major Site Plan Approval (the "Application"); and

WHEREAS, said Applicant, a 501(c)(3) non-profit corporation, was represented by Robert F. Dato, Esquire; and

WHEREAS, the Application was for an approval of a senior citizen, affordable housing complex on property known as Block 25, Lot 2, Gordon Street, in the City of South Amboy to be known as Robert Nobel Manor; and

WHEREAS, said Applicant sought a waiver of the Board Rule to have present a Court Stenographer, which was granted; and

WHEREAS, the following Findings of Fact were made:

FINDINGS OF FACT

1. The Applicant seeks to develop a parcel of property consisting of approximately 2.11 plus or minus acres of vacant land, fronting Gordon Street and adjacent to an existing South Amboy Housing Authority complex known as McCarthy Towers.
2. The parcel is currently owned by the City of South Amboy, having been conveyed to same by the South Amboy Housing Authority for the development of senior citizen, affordable housing.
3. The Applicant, as of the date of the Application, is finalizing the acquisition of said parcel from the City for the sum of \$1.00.
4. That the Applicant, once consummating said transfer, will apply to this Board for a Subdivision, so as to convey a portion of said parcel back to the City.

5. That the Applicant proposes to construct four (4) structures of four (4) level, interconnected housing, so as to provide forty (40), one (1) bedroom residential units. The occupancy of said units will be restricted senior citizens, with such restriction to be implemented by Deed Restriction in the case of for sale units or by lease provisions in the case of rental units.
6. That a Preliminary Major Site Plan, as prepared by French & Parrello, Applicant's Engineers, dated April 10, 2006, was submitted and considered by the Board, which Plan consisted of the following sheets:

1.	Cover Sheet	
2.	Overall Plan	4/10/06
3.	Site Plan	4/10/06
4.	Landscape Plan	4/10/06
5.	Landscape Details	4/10/06
6.	Lighting Plan and Details	4/10/06
7.	Soil Erosion & Sediment Control Plan	4/10/06
8.	Soil Erosion & Sediment Control Details	4/10/06
9-11	Construction Details	4/10/06

7. That Andrew French, the Applicant's Engineer, was sworn and testified as to the nature of the proposed project.
8. That the subject property is in an RM Multi-Level Zone, and therefore, the project is a permitted use.
9. That Andrew French testified as to the need of the following Bulk Variances and Parking Variances from §53-91 of the Development Regulations:
 - a Minimum tract area: Three (3) acres required, 2.11 acres provided. (existing condition)
 - b Minimum Lot depth: Two-hundred and fifty (250 ft.) feet required, two-hundred thirty-five (235 ft.) feet provided. (existing condition)
 - c Minimum front setback: Twenty-five feet (25 ft.) required, minimum 5 ft. proposed.
 - d Minimum side setback: Twenty-five feet (25 ft.) required, 5 ft. on east-side proposed and 15 ft. on the west-side proposed.
 - e Minimum total side setback: Fifty feet (50ft.) required, twenty feet (20ft.) proposed.

10. Mr. French testified that the benefit of the requested variances outweighed the detriment and the relief could be granted by the Board without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance.
11. The Applicant indicated, through counsel, that there may be modifications as to the positioning of the proposed buildings so as to create a more aesthetically pleasing setting and also deal with the subject of entrances and movement of fire, safety and ambulance equipment to the backside of the buildings. The Applicant has agreed to work with the Planning Board Engineer, Angelo Valetutto, P.E. and the City Fire Chief so as to devise a means by which emergency vehicles would have access to the back of the building structures.
12. The Applicant proposes thirty-one (31) parking spaces inclusive of four (4) handicap spaces. Thirty-two (32) spaces are required, therefore, the Applicant seeks a variance as to the parking requirements.
13. The Applicant also agreed, through counsel, to all of the conditions set forth in the AJV Engineering, Inc. Report, dated April 17, 2006, and made part of the record. A copy of said Report is marked Schedule A and is attached to this Resolution. This Resolution incorporates all of the comments and recommendations of AJV Engineering, Inc. report of April 17, 2006, which, as a condition of approval, must be adhered to.

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

CONCLUSION

1. That the Application is for a permitted use in the RM-Multi-Level Residential Zone and consistent with the City Master Plan as well as the current Zoning Ordinances of the City.
2. That the Bulk Variances for minimum tract area, minimum lot depth, minimum front setback and minimum side set backs and minimum total side setbacks as detailed in the body of 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.
3. That the request for providing thirty-one (31) parking spaces, inclusive of four (4) handicap spaces, rather than the thirty-two (32) required by Ordinance, is granted. The benefit of granting such variance outweighs the detriment, and it 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.

4. That the Preliminary Major Site Plan as submitted and made part of the record, is herein approved subject to the conditions set forth in the AJV Engineering, Inc. Report of April 17, 2006.
5. That the granting of the requested variances advance the purposes of zoning by helping to develop what is currently vacant land and put same to the use of providing affordable senior housing, which is needed in the Community.

NOW, THEREFORE, BE IT RESOLVED that the Application for a Preliminary Major Site Plan and Bulk Variances as well as a Parking Variance as above described are herein granted subject to the following conditions:

1. Applicant shall comply with the terms of the AJV Engineering, Inc. report of April 17, 2006.
2. That revised Plans and Exhibits be submitted in accordance with the comments of the City Engineer as set forth in his Report of April 17, 2006.
3. That the Applicant submit copies of Application Approvals of any other Governmental Agencies having jurisdiction over this Site.
4. That the revised Plans be submitted to the City Engineer for review prior to the resubmission of this Application for a Final Major Site Plan Approval.
5. That all outstanding taxes, application, and escrow fees be paid in full.

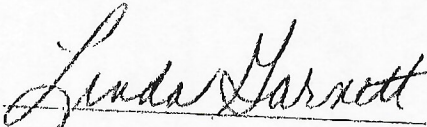
The above memorialization is the result of a Motion duly made and seconded on the 19th day of April, 2006, on the following vote: Those in favor:

Opposed: None.

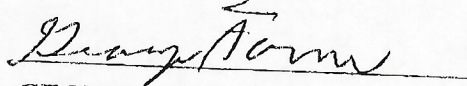
Abstained: None.

Not Voting/ Not participating: Zusette Dato

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 Board of Trustees at a duly convened meeting of the Board held on April 26, 2006.

DATE:

Linda Garnett, Secretary