

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB-06-13
RESOLUTION TO APPROVE BULK VARIANCES FOR BLOCK 155, LOT 28
THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Theresa Bielak, (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for variance approval related to property located at 5 Jasko Court, South Amboy, (Block 155, Lot 28) (the “property”); and

WHEREAS, the Planning Board held a public hearing on April 24, 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 Application seeks the approval of a variance to permit the construction of a full dormer on the existing dwelling for the purpose of adding two bedrooms; 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 seeks the following variance:

- a. Front yard setback, 14.35 feet proposed vs. 25 permitted.

WHEREAS, the Applicant provided testimony from the Applicant and

WHEREAS, during testimony the Applicant acknowledged that construction of the proposed dormer will require compliance with applicable building codes; and

WHEREAS, during testimony the Applicant testified that there will not be more than four bedrooms after construction; and

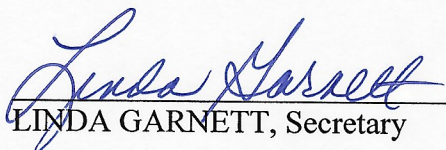
WHEREAS, the Board has made the following findings and conclusions:

1. Applicant seeks a bulk variance to permit the construction of a full dormer on an existing dwelling.
2. The variance as set forth in 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.

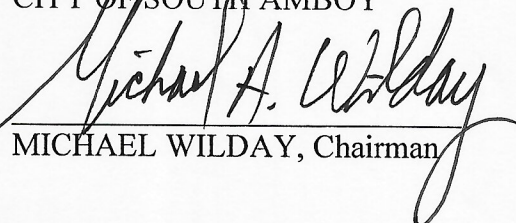
NOW, Therefore Be It Resolved by the Planning Board in the City of South Amboy in the County of Middlesex and State of New Jersey on this 29th day of May, 2013 a variance for front yard setback and all other necessary variances to permit the construction of a full dormer on the existing dwelling on the property are 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 April 16, 2013.
2. Satisfaction of all conditions placed on the record during the Application.
3. 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.
4. 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 May 29, 2013 at a duly convened meeting.

DATE:

Linda Garnett, Secretary