

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 6 -2016
RESOLUTION TO APPROVE MINOR SUBDIVISION WITH VARIANCES FOR BLOCK
135, LOT 11.02, LANDS OF THE CITY OF SOUTH AMOBY

WHEREAS, application has been made by Henryk Jablonski, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for minor subdivision approval (Block 135, Lot 11.02) (the "Property"), with variance relief; and

WHEREAS, the Property is located in the R-A Building Zone; and

WHEREAS, the Applicant seeks to adjust the Lot line between Lots 11.02 and 13 in order to resolve a conflict between the surveys of the two adjacent properties; and

WHEREAS, the Application was presented by Michael Carr, P.E.; and

WHEREAS, the Planning Board held a public hearing on April 27, 2016 and has carefully considered the Application as well as the testimony and exhibits presented by the Applicant; and

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

1. Applicant seeks Minor Subdivision intended to adjust a lot line 1.24 feet (1.24') in order to resolve a conflict with surveys of the Applicant's Property and the adjoining Lot 13.
2. The Application seeks to relocate the common property line between Lots 11.02 and 13 1.24 feet (1.24') to the west.
3. The Application does not seek authorization for any additional construction, buildings, or site work.

4. The proposed Minor Subdivision / lot line adjustment creates five bulk variances for the Applicant's Property, including minimum lot area, minimum lot width, side yard setback, distance between buildings and maximum lot coverage.
5. The Property is depicted upon a map entitled "Site Plan Lot 11.02 in Block 135 prepared for: Henryk Jablonski", prepared by Carr Engineering Associates, P.A., dated 6/12/14 and consisting of one sheet.
6. The nature of the application is a Minor Subdivision so as to provide for a lot line adjustment and for five bulk variances created by the lot line adjustment.
7. The Application requires a variance for lot area (4,876 sq.ft. proposed whereas 5,000 sq. ft. is required) lot width (48.76 ft. is proposed whereas 50 feet is required) side yard setback (3.7 feet proposed whereas 5 feet is required), distance between buildings (8.65 feet proposed whereas 10 feet is required) and lot coverage (26.37% is proposed whereas a maximum of 25% is permitted).
8. During the hearing, the Applicant acknowledged receipt of the April 18, 2016 Review Letter from Jason Valetutto, P.E., P.P.

WHEREAS, the Board has made the following conclusions:

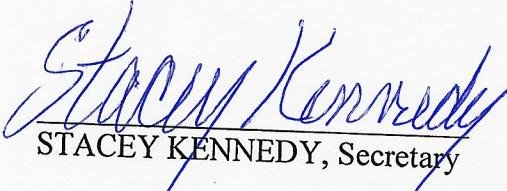
1. The Applicant has demonstrated that the five bulk variances will not result in a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
2. The Applicant has demonstrated that it will suffer exceptional or undue hardship if the requested variances are not granted.

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 25th day of May, 2016 Minor Subdivision Approval with variances is hereby granted subject to the following conditions:

1. Approval from the Middlesex County Planning Board of the aforementioned minor subdivision application.
2. Satisfaction of all conditions set forth in the report of Jason C. Valetutto, P.E., P.P., dated April 18, 2016.

3. Applicant shall publish a brief notice of determination in an official newspaper of the City within 20 days of receipt of a copy of this Resolution from the Planning Board Secretary. Applicant shall furnish to the Board an Affidavit of Publication by said newspaper.
4. Applicant shall prepare a deed to perfect minor subdivision approval pursuant to N.J.S.A. 40:55D-47 (d) for signature by the Board Chairman and Secretary. The said deed shall be reviewed by the Board Planner and Board Attorney prior to execution on behalf of the Board.
5. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
6. This Resolution shall take effect as provided by law.

ATTEST:


STACEY KENNEDY, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


ROBERT PAULUKIEWICZ, Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on May 25, 2016 at a duly convened meeting.

DATE:

STACEY KENNEDY, Secretary

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