

PLANNING BOARD  
CITY OF SOUTH AMBOY

Timothy P. Noble  
RESOLUTION PB- 6 -17  
Case Number 373-17

RESOLUTION APPROVING BULK VARIANCES FOR PROPERTY LOCATED ON  
BLOCK 20, LOT 10  
319 George Street  
CITY OF SOUTH AMBOY

WHEREAS, an application has been made by Timothy Noble (“Applicant”) to the Planning Board of the City of South Amboy (the “Board”) for Bulk Variances related to property located at 319 George Street (Block 20, Lot 10) (the “Property”); and

WHEREAS, Applicant is the owner of Property; and

WHEREAS, the Property is located in the RA Single Family Zone; and

WHEREAS, the Property is currently improved with a two story single family residential building; and

WHEREAS, the Application seeks bulk variances in order to construct a one story addition with basement, a second story addition, and removal of an existing wood deck to be replaced with a new larger wood deck; and

WHEREAS, the Planning Board held a public hearing on April 26, 2017, 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 Applicant testified on behalf of himself and produced as a witness Mr. Robert Downey a licensed contractor; and

WHEREAS, the Applicant submitted and the Board considered, the following documents:

- A. Hand altered property location survey entitled "Survey of property for Timothy P. Noble & Pamela R. Nobel, Husband & Wife, Situated in City of South Amboy, County of Middlesex, New Jersey", prepared by James E. Cleary & Associates Inc., dated 11/3/97, consisting of one sheet;
- B. Faxed cover sheet dated 3/18/17 from WH Canada LS referencing "319 George Street, South Amboy, Tax Block #20, Lot #10 signed and sealed by Wayne H. Canada, Licensed New Jersey Land Surveyor;
- C. Architectural plans entitled "Project: Noble Residence, Proposed Additions & Interior Alterations; Address: 319 George Street, South Amboy, NJ 08879", prepared by Dugasz & Brower Architects, dated 12/1/16 revised through 2/28/17 consisting of four sheets;

WHEREAS, proper proof of advertisement and service of notices of a public hearing in regard to this Application have been furnished; and

WHEREAS, the aforementioned plans were reviewed by Angelo J. Valetutto, P.E., P.P., the consultant to the Planning Board, who provided a report to the Planning Board, dated April 4, 2017 (the "Planning Report"); and

WHEREAS, the Applicant testified:

1. that he is the owner of the Property and Mr. Downey has been engaged to do the work on the Property.
2. That there will be new siding to match the existing look of the house and a new deck of 774.64sf.
3. The addition will allow for an expanded kitchen and on the second floor an expanded master bedroom.
4. The addition will include a basement which will ultimately be a finished basement.
5. Mr. Downey confirmed the testimony of Mr. Nobel and described the proposed construction on the plans.
6. that he consented to the conditions contained in the Planning Report

WHEREAS, Mr. Valetutto, P.E., P.P., confirmed that the proposed construction creates (1) a Rear Yard Setback of 16.3 feet whereas 25 feet is required (Rear Yard Setback Variance, and that the existing home currently has a 16.3 ft Rear Yard Setback and (2) a Lot Coverage Variance due to the fact that the proposed changes result in a lot coverage of 28.89% where a maximum of 25% is allowed; and

WHEREAS, the Board deemed said Application complete and did review and consider the Application, including but not limited to the submitted plans and testimony and reviewed the Planning Report at a public meeting held on April 26, 2017; and

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

1. The Planning Board has jurisdiction in this matter.
2. Applicant seeks bulk variances for Rear Lot Setback, and Lot Coverage..
3. Applicant's proposal will not be in conflict with the Master Plan, the Official Map

or the Development Regulations of the City Ordinances and will not adversely affect adjoining or nearby properties.

4. The Board's Engineer, Angelo Valetutto, P.E. prepared a report dated February 9, 2015, which was reviewed by the Applicant and made a part of the record and the Applicant agreed to comply with terms set forth therein.
5. That the Applicant has put forth evidence to justify the grant of the requested bulk variances.
7. That the requested bulk variances are herein granted.
8. 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.


NOW, THEREFORE, Be It Resolved by the Planning Board of the City of South Amboy, on this 31<sup>st</sup> day of May, 2017 that Bulk Variances in conformance with the plans submitted by the Applicant and pursuant to the conditions set forth in this Resolution shall be and are hereby granted, subject to the following conditions:


1. Compliance with all conditions set forth in the Planning Report including but not limited to submission of a revised plot plan
2. The property will be maintained in conformance with the property maintenance regulations.
6. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
7. Each and all other applicable approvals, if any, required by law or statute or regulation.
8. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on April 26, 2017.
9. All other matters set forth above, and/or incorporated herein.
10. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.

11. Payment of all sums now and/or hereafter due for application fees and/or escrows.
12. The Applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of receipt of a copy of this resolution by the Applicant, and the Applicant shall furnish, to the Planning Board Secretary, an Affidavit of Publication by said newspaper.

ATTEST:

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY

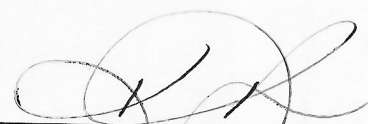
  
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STACEY KENNEDY, Secretary  
KATHRYN KUDELKA

  
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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 31, 2017 at a duly convened meeting.

DATE:

  
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Stacey Kennedy, Secretary  
KATHRYN KUDELKA