

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION PB-7-10

RESOLUTION TO APPROVE PRELIMINARY AND FINAL, SITE PLAN AND BULK  
VARIANCES FOR BLOCK 47, LOTS 15 & 16LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Wojciech Palczewski, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for preliminary and final, site plan and variance approval (Block 47, Lots 15 & 16); and

WHEREAS, the Planning Board held public hearings on June 23, 2010, July 28, 2010 and October 27, 2010 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Applicant was represented by Bert T. Lundberg, Esq.; and

WHEREAS, the Application will involve a three story rear addition onto an existing two story building; and

WHEREAS, the existing use is commercial on the first floor and residential on the second floor; and

WHEREAS, the proposed use is a one car garage on the first floor and a second residential unit on the second and third floors; and

WHEREAS the Applicant seeks the following variances:

- a. Rear yard setback – required 25 feet, existing 58.93 feet, proposed 6.6 feet;
- b. Maximum lot coverage – permitted 50%, existing 36.23, proposed 93.65%;

- c. Off-street parking – existing required 4.5 spaces, provided 0; proposed required 6, provided 2;
- d. Maximum density – permitted 7.75 units/acre, existing 16.75 units/acre, proposed 33.5 units/acre.

WHEREAS, the Applicant provided testimony from Elizabeth Strom, CLA, RLA, PP;

and

WHEREAS, the Applicant provided testimony from James Voorheis, Architect; and

WHEREAS, the Applicant provided testimony from Alfred R. Coco, P.E., LS, P.P.

WHEREAS, the Applicant provided testimony from Wojciech Palczewski; and

WHEREAS, the Applicant provided testimony from Lucas Palczewski;

WHEREAS, the Application included a plan entitled “165 North Broadway, LLC” prepared by Menlo Engineering Associates, Inc., dated 10/22/09, revised through 8/5/10.

WHEREAS, the Application included architectural plans entitled “House Addition for Mr. & Mrs. Palczewski” prepared by Mames T. Voorheis, Architect, and dated 10/06/08 consisting of 8 sheets; and

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

1. Applicant seeks preliminary and final site plan approval with bulk variances to permit the addition of three story rear addition onto an existing two story building for use as a one car garage on the first floor and a second residential unit on the second and third floors.
2. Applicant lives and works at the subject property and the Applicant moved to the subject property and currently lives in the single apartment with his adult son.
3. During the hearings the Applicant and its professionals agreed to the imposition of conditions set forth below to address the Board’s concern with parking and other variances sought by the Application.