

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 7 -15
RESOLUTION APPROVING BULK VARIANCES FOR PROPERTY LOCATED ON
BLOCK 10, LOT 11 LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Rick & Louise Labraccio (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for Bulk Variances related to property located at 352 Parker Avenue, (Block 10, Lot 11) (the “Property”); and

WHEREAS, Applicant is the owner of Property; and

WHEREAS, the Property is located in the RA 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 enclose the existing front porch, resulting in the following variances – front yard setback, 13 feet existing, 25 feet required and 4.3 feet proposed; Lot coverage, 22.64% existing, maximum of 25% permitted, and 28.40% proposed; and to continue/extend the side yard variance, where 2 feet is existing and 5 feet is required; and

WHEREAS, the Planning Board held a public hearing on March 25, 2015, 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 presented the testimony of Louise Labraccio, an owner and Michael Heffner, the general contractor for the proposed work; and

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

1. Unsigned/unsealed survey dated 9/30/13, prepared by Leo A. Kalieta, P.L.S.
2. Signed and sealed architectural floor plan/elevation views, entitled, "Proposed Renovation to enclose the existing porch for Mr. & Mrs. Labracio at 352 Parker Avenue", prepared by William R. Miller, III, AIA, dated 12/1/14, revised 12/10/14, consisting of three 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 March 6, 2015; and

WHEREAS, Ms. Labracio and Mr. Heffner testified that the enclosed porch will be mainly used for storage and to provide more living space. Ms. Labracio testified that they do not intend or plan on increasing the occupancy of the house by using the enclosed porch as a bedroom; and

WHEREAS, a review of the proposed plans indicated that the steps as proposed encroach onto the City's Parker Avenue right-of-way and, if not amended, would require an easement from the City of South Amboy; and

WHEREAS, the Applicant agreed to amend the plans to include the installation of a platform and modified stair location so as not to encroach on the Parker Avenue right-of-way and not to require an easement from the City of South Amboy; and

WHEREAS, the Applicant consented to the conditions contained in Mr. Valetutto's March 6, 2015 review letter; and

WHEREAS, the Board deemed said Application complete and further the Board did review the Application, including but not limited to the submitted plans and heard testimony and reviewed the aforesaid report of Mr. Valetutto, P.E., P.P., at a public meeting held on March 25, 2015; and

WHEREAS, the Board has considered the plans, the respective testimony aforesaid and the report to it by its consultant, Angelo J. Valetutto, P.E., P.P., and finds that:

- (A) The Planning Board has jurisdiction in this matter.
- (B) 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.
- (C) During the course of the proceedings Applicant agreed to comply with all of the items set forth in the March 6, 2015 review letter by Mr. Valetutto.

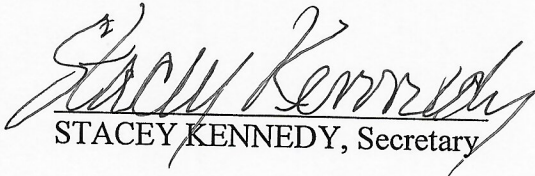
WHEREAS, the Board has made the following findings and conclusions:

1. Applicant seeks bulk variances in order to enclose the existing front porch, resulting in the following variances – front yard setback, 13 feet existing, 25 feet required and 4.3 feet proposed; Lot coverage, 22.64% existing, maximum of 25% permitted, and 28.40% proposed; and to continue/extend the side yard variance, where 2 feet is existing and 5 feet is required
2. The Board's Engineer, Angelo Valetutto, P.E. prepared a report dated March 6, 2015, which was reviewed by the Applicant and made a part of the record.
3. That the Applicant has put forth evidence to justify the grant of the requested bulk variances.
4. That the requested bulk variances are herein granted subject to the conditions set forth herein. The benefit of granting such variances outweighs the detriment, and

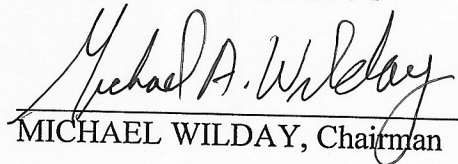
Be it Further Resolved that,

1. This Resolution shall take effect as provided by law.

ATTEST:


STACEY KENNEDY, 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 April 22, 2015 at a duly convened meeting.

DATE:

Stacey Kennedy, Secretary