

**CITY OF SOUTH AMBOY PLANNING BOARD**

**RESOLUTION PB- 7 -19**  
**Application Number 397-18**

**MARTHA BATTLE**  
**Resolution granting Use Variance and Bulk Variance approval**

**Block 145, Lot 4**  
**502 Alpine Street**  
**City of South Amboy**  
**RA Zone**

**WHEREAS**, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance the within application has been submitted to the City of South Amboy Planning Board (the "Board") by George Mardinly, Esq. on behalf of Martha Battle (the "Applicant") for Use Variance and Bulk Variance approval, in Block 145, Lot 4 on the Tax Map of the City of South Amboy in the RA Zone and located at 502 Alpine Street.

**WHEREAS**, the application reviewed by the Board consisted of those plans and documents as identified in the report prepared by Jason C. Valetutto, P.E., P.P. the consultant to the Planning Board dated February 12, 2019; and

**WHEREAS**, the application was certified as complete and a public hearing with respect to the Application was held by the Board on February 27, 2019 as per public notice and personal notice pursuant to NJSA 40:55D-12; and

**WHEREAS**, as part of the application and based upon the plans submitted and reviewed by the consultant to the Planning Board, the Applicant required a Use Variance and Bulk Variances from the zoning requirements as set forth in the ordinance;

<b><u>Description</u></b>	<b><u>Required</u></b>	<b><u>Proposed</u></b>
<b>Use Variances</b>		
Permitted Use	Single Family	Two Family
Maximum Units/Acre	8.71units/acre	13.94 units/acre
Maximum Units/Building	1 unit	2 units
<b>Bulk Variances</b>		
Minimum Lot Area	10,000 sf	6,250 sf
Minimum Lot Width	100 ft	50ft
Minimum Front Yard Setback	25 ft	5.6 ft Alpine Street 11.2ft Wilmont Street
Maximum Lot Coverage	25%	33.50%
Maximum Impervious Coverage	60%	60.43%
Minimum Off-Street Parking	3 spaces	2 spaces

**WHEREAS**, at the public hearing, the following reports were entered into the record:

**Description of Report**

**Date of Report**

Planning Report AJV Engineering, Inc.

February 12, 2019

**WHEREAS**, The Board, after carefully considering the evidence presented to it by or on behalf of the Applicant, and upon the advice and recommendations of the advisory municipal personnel, and consultants (including, without limitation, those set forth in the aforesaid Planning Report), makes the following findings of facts:

**FINDINGS OF FACT**

The Applicant was represented by George Mardinly, Esq.,

1. Mr. George Mardinly acknowledged receipt of the AJV Engineering, Inc. planning report of February 12, 2019.
2. Mr. George Mardinly introduced Martha Battle as the Applicant,
3. Mrs. Battle testified as follows:
  - a. She resides 502 Alpine Street.
  - b. The house is a single family home.
  - c. She intends to convert the home into a two family.
  - d. The house is 107 years old and by its design does not provide sufficient living area.
  - e. She is suffering from certain disabilities which prevent her from walking stairs to the second floor.
  - f. Her daughter is getting married and she wants her to have her own home, and she would like her to have her own place to live.
4. Mr. Mardinly introduced Mr. Scott Turner as a Licensed Professional Engineer in the State of New Jersey who provided his qualifications and was accepted by the Board as a Professional Engineer.
  - a. Mr. Turner introduced Exhibits A-1 and A-2 into evidence.

- b. Mr. Turner described Exhibit A-1 as existing conditions at the corner of Alpine Street and Wilmont Street.
  - c. The house is in the single family zone district where two family homes are permitted as a Conditional Use.
  - d. The application does not satisfy the conditions of the conditional use standard and therefore a use variance is required.
  - e. The home is in the middle of an existing, mature single family residential neighborhood.
  - f. Mr. Turner then described the exterior conditions and interior layout.
  - g. Exhibit A-2 is a Site Plan dated February 27, 2019 showing a rendering of the proposed site conditions.
  - h. The application seeks to increase the size of the home to accommodate a two-family use.
    - i. Living area will be increased from 1,174 square feet to 3,225 square feet of living space.
    - j. The interior will be enhanced with bedrooms and bathrooms, and the exterior with a small patio space, service walk and a new paved driveway
    - k. New Landscaping is proposed including shrubs and trees and a new retaining wall.
    - l. Drainage improvements are being made to the property including putting all roof drainage underground.
  - m. Mr. Turner then described the bulk variances required.
  - n. Mr. Turner further agreed that the applicant would comply with all requirements in the AJV Engineering Report and responded to Board and staff questions.
5. Mr. Mardinly after considerable discussion as to the retaining wall and placing a fence on top, requested a further bulk variance to permit the retaining wall with fence to exceed 6 feet.
6. Mr. Turner agreed that the existing chain link fence within the public right of way along Alpine Street would be removed and replaced behind the property