

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB- 9 -16
RESOLUTION GRANTING SITE PLAN PROVAL RELATED TO BLOCK 152, LOTS 2.07
& 2.08, LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by D&J Leasing (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for Site Plan, and use variance approval related to the addition of striped parking spaces for the overnight storage of ambulances located at 110 Main Street, South Amboy, (Block 152, Lots 2.07 & 2.08) (the “Property”); and

WHEREAS, Applicant is the owner of the Property; and

WHEREAS, the Property is located in the M-1 Light Industrial Zone; and

WHEREAS, the Board previously granted use variance approval to allow for the storage of vehicles as an accessory use; and

WHEREAS, the use proposed by the Application was previously approved by the Board, such that a use variance is not required, and the Application as submitted requires Amended Site Plan Approval; and

WHEREAS, Applicant seeks to add forty-two additional off-street parking spaces to support a tenant’s use of parking ambulances overnight; and

WHEREAS, the Applicant was represented by Francis Womack, Esq.; and

WHEREAS, the Planning Board held a public hearing on September 28, 2016 and has carefully considered the Application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Applicant presented the testimony of Michael Carr, P.E., P.P., and Daphne Richard; and

WHEREAS, the Board has made the following findings of fact:

1. Applicant seeks Amended Site Plan approval to allow the construction of 42 additional off-street parking spaces to support a tenant's use of parking ambulances overnight, a use which was previously approved by the this Board.
2. During the hearings, the Applicant's attorney Francis Womack, Esq. acknowledged receipt of the review letter of the Board's Planner, Angelo J. Valetutto, dated September 19, 2016.
3. During the hearings the Applicant presented the testimony of Michael Carr, P.E., P.P. a professional engineer, and professional planner who was accepted as an expert in both fields by the Board.
4. Mr. Carr testified there will be no change to the building footprint, and no expansion of the building at all. The only work proposed by the Application is the addition of 42 off-street parking spaces. He further testified that proposed additional parking spaces will not interfere with traffic circulation on the site nor with the ability of emergency vehicles to access the site.
5. Ms. Richard, the office manager for the Applicant, testified about the nature of the tenant's business. The tenant operates a dispatch office for medical/ambulance transport. The ambulances make scheduled transportation calls, not emergency calls. She testified that the existing parking spaces were those approved for the current use and have been adequate to serve the employees, tenants and customers at the site. The additional parking spaces are only for the ambulances.
6. The Applicant consented to the condition that the ambulances be limited to parking in the new spaces to be constructed, not the existing spaces currently used by other tenants at the Property.
7. The Applicant consented to the condition that until the additional parking spaces are constructed, the tenant be limited to no more than 28 ambulances.
8. The Applicant agreed to revise the plans to provide for four handicapped spaces, with one being van accessible, at sixteen (16) feet wide, such plans to include ADA barrier free signage and penalty signage.

WHEREAS, the Board has made the following conclusions:

1. That Preliminary and Final Amended Site Plan approval are herein granted subject to the conditions set forth in the report of AJV Engineering dated September 19, 2016 and all conditions placed on the record.

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 26th day of October, 2016 that Preliminary and Final Site Plan, are hereby GRANTED and the Application of the Applicant is hereby GRANTED as amended during the hearing of September 28, 2016 subject to the following conditions:

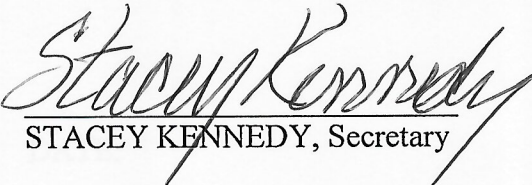
1. Applicant shall comply with the terms of the AJV Engineering, Inc. report of September 19, 2016.
2. The Property will be maintained in conformance with the property maintenance regulations.
3. The ambulances kept at the Property shall be limited to parking in the new spaces to be constructed pursuant to this approval, and shall not utilize the existing spaces currently used by other tenants at the Property.
4. That until the additional forty-two (42) parking spaces are constructed, the tenant shall be limited to parking not more than 28 ambulances on the Property.
5. The Applicant shall revise the plans to provide for four handicapped spaces, with one being van accessible, at least sixteen (16) feet wide, such plans to include ADA barrier free signage and penalty signage and to be reviewed and approved by the Board Engineer.
6. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives, including but not limited to approval by or an exemption letter from the Middlesex County Planning Board.
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 September 28, 2016.
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.

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


ROBERT PAULUKIEWICZ, Chairman