

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 9 -19
Application Number 401-19

Resolution granting Minor Site Plan Approval and Bulk Deviation for Maximum Lot Coverage.

**Block 169, Lot 3
13 Lighthouse Drive
City of South Amboy
Southern Waterfront Redevelopment Area**

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Development Regulations Chapter 53, the within application has been submitted to the City of South Amboy Planning Board (the "Board") by Denise Colella and Christopher Eoin Townsend (the "Applicant") for Minor Site Plan Approval and Bulk Deviation approval for Maximum Lot Coverage to permit the construction of a deck expansion to accommodate a pool for private recreational use on Block 169, Lot 3 on the Tax Map of the City of South Amboy at 13 Lighthouse Drive, in the Southern Waterfront Redevelopment Area;

WHEREAS, the application reviewed by the Board consisted of those plans and documents as identified in the Completeness Report prepared by Angelo J. Valetutto, P.E., P.P. the consultant to the Board dated April 12, 2019;

WHEREAS, the application was certified as complete on April 24, 2019 and a public hearing with respect to the Application was held by the Board on June 26, 2019, as per public notice and personal notice pursuant to N.J.S.A. 40:55D-12; and

WHEREAS, as part of the application and based upon the original plans submitted and reviewed by the consultant to the Board, the Applicant required a Bulk Deviation from the Redevelopment Plan as follows:

Bulk Deviations

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Maximum Lot Coverage	25%	35.19% estimated

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

<u>Description of Report</u>	<u>Date of Report</u>
Planning Report AJV Engineering, Inc.	May 9, 2019

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby **grants** Application #401-19 for Minor Site Plan Approval and Bulk Deviation for Maximum Lot Coverage as to premises located at 13 Lighthouse Drive, also known as Block 169, Lot 3, located on the Tax Map of the City of South Amboy, within the Southern Waterfront Redevelopment Area, with the following conditions:

1. Compliance with recommendations set forth in the Planning Report dated May 9, 2019.
2. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
3. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Minor Site Plan Approval.
4. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on June 26, 2019.
5. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
6. Payment of all sums now and/or hereafter due for application fees and/or escrows.
7. Counsel for the Board shall publish a brief notice of this determination in an official newspaper of the City of South Amboy within twenty (20) days of the date of this Resolution.
8. Prior to the commencement of any site work, all professional escrow fees due to the Board Planning Consultant and Planning Board Attorney shall be paid in full.

THIS IS TO CERTIFY that the foregoing is a true copy of the Resolution adopted by the Planning Board of the City of South Amboy at its public meeting held on July 24, 2019.


Kathryn Kudejka, Planning Board Secretary