



**PLANNING/ZONING APPLICATION**

<i>DATE RECEIVED:</i>	<i>APPLICATION NO:</i>
<i>RECEIVED BY:</i>	

*(Items above to be filled out by the Planning Board Secretary)*

**INDICATE TYPE(s) of APPLICATION** *(please check all that apply)*

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision                 | <input type="checkbox"/> Preliminary Major Site Plan                   |
| <input type="checkbox"/> Preliminary Major Subdivision     | <input type="checkbox"/> Final Major Site Plan                         |
| <input type="checkbox"/> Final Major Subdivision           | <input type="checkbox"/> Bulk Variance (“C” Variance)                  |
| <input type="checkbox"/> Conditional Use Approval          | <input type="checkbox"/> Use Variance (“D” Variance)                   |
| <input checked="" type="checkbox"/> Amended Board Approval | <input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |

**APPLICANT**

Name	Ravi Gupta	
Address	5 Civic Center Drive, APT 4	
City, State, Zip	East Brunswick, NJ 08816	
Phone/Email	201-563-2788	ravigupta2@hotmail.com

**OWNER**

*Property owner if different from Applicant*

Name		
Address		
City, State, Zip		
Phone/Email		

**ATTORNEY**

Name/ Firm		
Address		
City, State, Zip		
Phone/Email		

**PLANNER**

Name/ Firm		
Address		
City, State, Zip		
Phone/Email		

**ENGINEER**

Name/Preparer Firm	Maurice Brown / C2EM Urban	
Address	391 Littleton Avenue	
City, State, Zip	Newark, NJ 07103	
Phone/Email	973.420.0666	mbrown@c2emurban.com

**ARCHITECT**

Name/Preparer Firm	Gabriel Landaverde / Piro-Studio.com	
Address	446 Morris Avenue	
City, State, Zip	Springfield, NJ 07081	
Phone/Email	908-358-2944	gabriel@piro-studio.com>

**PROPERTY  
INFORMATION**

Address	101-103 South Pine Avenue South Amboy, NJ 08879			
Block(s)	75	Lot(s)	5	
Zone	RA - Single Family Residential	Tax Sheet#		
Total Site Area	Acreage	Approx. 1,312	Sq. Ft.	5717
Date property acquired by present owner	October 13, 2021			
List any business or commercial activities at the property	None			
List any prior appeals, variances and developmental approvals involving this property	Resolution PB 11-19 granted on July 24, 2019, a copy of which is attached hereto.			
List and describe all existing structures on the property	Existing two (2) - family home and one former commercial store front that was previously approved by the Planning Board of the City of South Amboy to be converted to a third residential unit.			

**VARIANCE(s) REQUESTED (NJSA MLUL 40:55D) (please check all that apply)**

**"C" VARIANCE**

Bulk (c) Variance

the applicant must prove hardship as outlined in the MLUL 40:55D-70c (1) where:

**"C-1"**

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or;
- (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or;
- (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (C40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to, such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.

**"C-2"**

40:55D-70c (2), proof of hardship is not necessary.

Two things must be proven to receive approval for a C-2 variance:

- (1) An applicant must show that the purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement and
- (2) that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

NOTE: All bulk variances were previously approved in Resolution PB 11-19. There are no **new** variances requested.

**"D" VARIANCE**

Use (d) Variance

Six instances for granting a "D" variance in the MLUL (40:55-70d):

- (1) a use or principal structure in a district restricted against such a use or principal structure;
- (2) an expansion of a nonconforming use;
- (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c. 291 (C.40:55D-67) pertaining solely to a conditional use;
- (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, C.291 (C.40:55D-4);
- (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision;
- (6) an increase of height which exceeds either 10 feet or 10% of the max building height permitted in the district of the principal use.

<b>PLEASE COMPLETE ALL THAT APPLY</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b> <i>(Check if yes)</i>
<b>Minimum Lot Requirements</b>				
Lot Area (sq. ft.)	8000	5717	5717	
Lot Depth (ft.)	100	100	100	
<b>Minimum Setback Requirements</b>				
Front Yard (ft.)	25	0 - S. Pine	0 - S . Pine	X
One Side Yard (ft.)	5	3.8	3.8	X
Total Two Side Yards (ft.)	10	24.85	24.85	
Rear Yard (ft.)	25	NA	NA	
<b>Maximum Percentage of Lot Occupied</b>				
Lot Coverage (%)	25%	38%	38%	X
Impervious Land Coverage (%)	60%	47%	86%	X
<b>Maximum Height Requirement</b>				
Building Height (ft.)	35	28.17	28.17	
Stories	2 1/2	2 1/2	2 1/2	
<b>Parking</b>				
Number of Parking Spaces	See Plans	4	6	
Parking Stall width/length	/	/	/	/
<b>Accessory Uses</b>				
Garage Area (sq. ft.)				
Garage Height (ft.)				
Fence Height (ft.)				
Shed Area (sq. ft.)				
Shed Height (ft.)				
Deck Area (sq. ft.)				
<b>Minimum Distance of Accessory Use</b>				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)				
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
<b>Density</b>				
Maximum dwelling units per acre	8.71	15.24	22.86	X
Maximum dwelling units per building	1	2	3	X
<b>Other</b>				
Minimum floor areas per dwelling unit (sq. ft.)	See Plans			
Distance Between Buildings				
Signage - Type				
Landscaped Buffers				

NOTE: All variances noted above were previously approved in Resolution PB 11-19. There are no **new** variances requested.

**DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:**

The property consists of two (2) residential units and a former commercial store front that has been previously approved by the Board for construction of a third residential unit. As the new owner of the property I would like to make some modifications to the plans relating to floor plans of the built-up area:

1. Squaring out the 3 feet x 3 feet cut out in the store front to look like a residence;
2. Approval to remove storage spaces and use the interior built-up area for solely residential use;
3. Approval to finish the attic space for use only by the occupants of the third unit; and
4. Fixing the error in the site plan to build the retaining wall on the boundary of the property.

Existing Building Area/Sq. Ft:  
Existing Building Height in Ft:

Proposed Building Area/Sq. Ft:  
Proposed Building Height in Ft:

**PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES**

The primary reason for requesting the change is to build and coopy this unit as my new home and to become a resident of the City of South Amboy. The plans submitted by the previous owner were to create storage spaces primarily to store supplies and display boards relating to his business. In the rest of the floor plan within the existing walled/built area the previous owner wanted to build a residential unit for rental income purposes. The other two existing units are self-contained units averaging between 775 to 800 sq feet which is not only more than most one bedroom and two bedroom apartments but they also have their own storage/closets within each unit. For safety and liability reasons its is not even practical to provide storage outside of their respective apartments. The previous owner's wanted to build storage space to support his business. However, as the new owner I plan to use the property strictly for residential use and for occupying and living here. Hence I am requesting approval to alter the floor plans accordingly to remove the storage place and build a home that I intend to occupy and live in with my family. I do not intend to use this 3rd unit for rental or commercial use including storage.

**PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER**

The waivers requested would not exacerbate the nonconforming setbacks except for squaring out the 3 feet x 3 feet cut out that existed in the previous store front. This waiver will ensure that the new unit looks like an actual residence and not like a store-front post construction. Additionally this change will not impact any resident, neighbor or existing homes other than making the third unit look like an actual residence and add aesthetic value to the neighborhood and the City of South Amboy. The other two waivers are both internal within the existing built up/walled area for constructing the third unit - approval to remove the storage spaces and build the unit exclusive for residential use, and approval to finish the attic that would entirely be accessed and used only by me and my family in the third unit. Both of these changes are within the internal existing walls of the structure and will not cause or exacerbate any previously approved nonconfirming setbacks.

The change with the retaining wall is to get them on the boundary where they belong but have been marked inaccurately in the site plans.

**PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE. Year Structure(s) Built: 1944**

➤ **If additional space is needed for any of the above areas, please attach a rider**

**SUBMISSION OF APPLICATION MUST INCLUDE:**

- One (1) USB device (thumb drive/flash drive) with true digital copies in pdf format of all plans and application package documents
- Eighteen (18) copies of fully executed Application with originally signed application to the Planning Board Secretary
- Eighteen (18) originals of current signed and sealed topographic survey of existing conditions
- Eighteen (18) originals of all signed and sealed engineering/planning plans
- Eighteen (18) originals of all signed and sealed architectural plans
- Eighteen (18) copies of fully executed checklist forms
- If amended approval, eighteen (18) copies of originally approved site plans, originally approved architectural plans, and the original resolution of approval.  
Plans do not need to be sealed by professionals.
- Certification that taxes, assessments, municipal liens, etc. are current
- Certified list of property owners obtained from Tax Assessor's office
- Two (2) tax maps of the area
- Two (2) copies of the fully executed W-9 Taxpayer Identification form
- Two (2) copies of the Statement of Corporate or Other Ownership - NA-
- One (1) copy of Notice of Hearing on Appeal or Application (if applicable) -NA-

Does the applicant request the Board to publish notices of decisions:     YES     NO

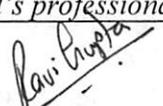
**NO APPLICATION WILL BE ACCEPTED WITHOUT full compliance with items listed above, an initial payment of \$500 application fee, and an initial payment of \$1,000 escrow fee (actual fees will be calculated during completeness review).**

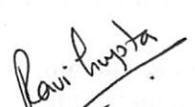
In order to provide Planning Board Professionals adequate time for review and consideration of application documents, initial and revised documents must be submitted to the Board Secretary a **minimum of twenty calendar days (20) prior** to the scheduled date of the application hearing. Late submission of documents, received less than twenty days prior to the scheduled meeting, will **not** be considered during the scheduled Planning Board monthly meeting.

If an Application Review Report has been issued on original submission, Additional Escrow in the amount of **one-third (1/3) of the Original Escrow Fee** must be provided for Additional Review of the Revised Plans.

The Planning Board Calendar can be found on **The City of South Amboy's** website.

**SIGNATURE(s)**

<b>SIGNATURE OF PROPERTY OWNER</b>	
<i>As owner of the premises in the within the application, I hereby authorize the applicant or agent listed below to submit the above application. I also agree to accept reasonable review costs by Board's professionals.</i>	
SWORN & SUBSCRIBED to before me this <u>26<sup>th</sup></u> day of <u>NOV</u> , 20 <u>21</u> <u>Dipti Shah</u> (notary)	 Signature of Owner/Date
DIPTI SHAH NOTARY PUBLIC OF NEW JERSEY My Commission Expires 11/27/2022	Ravi Gupta Print Name

<b>SIGNATURE OF APPLICANT</b>	
SWORN & SUBSCRIBED to before me this <u>26<sup>th</sup></u> day of <u>NOV</u> , 20 <u>21</u> <u>Dipti Shah</u> (notary)	 Signature of Applicant/Date
DIPTI SHAH NOTARY PUBLIC OF NEW JERSEY My Commission Expires 11/27/2022	Ravi Gupta Print Name
	SS # 155-08-5783 Applicant's Tax ID Number

## **PLAN DETAILS**

Plan details are primarily for the use of the municipal agency to establish criteria required to make decisions pertaining to the application. The following details shall be provided for municipal agency review.

The municipal agency has the right to waive certain details if a specific request is made by the applicant and agreed to by the agency. Surveys, the general plan, grading and utility plans, landscaping plans, architectural plans, and elevations may be indicated on separate drawings and documents.

### **NOTE:**

- A. A Planning Board/Board of Adjustment or Municipal Governing Body shall not approve an Application of any Corporation or Partnership which does not comply with these Disclosure Acts, as per New Jersey Statute 40:55D-48,3.
- B. The Planning Board/Board of Adjustment reserves the right to request additional information or data in order to determine that the details of the plans are in accordance with the standards of the Site Plan Ordinance and other Ordinances of the City of South Amboy.

CALCULATION OF APPLICATION FEE AND ESCROW IN ACCORDANCE TO  
ARTICLE IX SECTION 53-51  
to be completed by Board Professional during Completeness Review.

**The following items shall be submitted and/or appear on the Plans in order to be deemed complete, unless otherwise approved by the Board.**

**Applicant's Professional shall complete each item on the PLAN CHECKLIST as follows: Yes, No, Waiver or (N/A) Not Applicable.**

<b>PLAN CHECKLIST</b>		
<b>Item No.</b>	<b>Item</b>	<b>Completed</b> (Yes, No, Waiver, N/A)
1	A survey prepared by a New Jersey Licensed Professional Land Surveyor. Site and off-site improvements shall be prepared by a New Jersey Licensed Professional Engineer and/or Architect, as applicable.	Yes
2	The plan shall be prepared at a suitable scale, but not less than ten feet to the inch, with the entire tract being shown on one sheet (size not greater than 24 inches by 36 inches).	Yes
3	Title block giving name of project, location of property by block and lot, name, title, license number and address of person preparing plan, and date of plan (including all revisions).	Yes
4	Key map at a scale not less than 400 feet to the inch showing subject site, building zone boundaries, and radius line of 500 feet from subject site	Yes
5	North arrow and scale(s) of plan	Yes
6	Name and address of owner(s) and applicant(s).	Yes
7	General notes – including flood hazard zone of subject site, and listing of building zone requirements, including parking. Comparison of building zone requirements to existing and proposed use. Note that all construction to comply with City of South Amboy Standards.	Yes
8	Names, addresses and block/lots of all owners of record of adjacent properties within a distance of 200 feet of subject site, as certified by the Tax Assessor.	Yes
9	Setback distances for existing principal structure, and all proposed structures.	Yes
10	Labeling of all existing structures to be removed.	Yes
11	Existing contours in dashed lines with maximum intervals of two feet for slopes of five percent or less, and intervals of five feet for slopes of greater than five percent.	Yes
12	First floor elevation of all existing and proposed structures. Elevations at corners of proposed structures.	Yes
13	Proposed contours in solid lines with maximum intervals of two feet.	Yes
14	Location of all geographical features of site including rock outcrops, wooded areas and trees with caliper of six inches or greater as measured three feet above the ground.	Yes
15	Location, width, depth and direction of all ponds, streams, brooks, drainage ditches, pipes, or culverts traversing subject tract.	Yes
16	Location and size of all existing and proposed utilities serving the subject tract, including sanitary sewer, storm sewer, water, gas, and electric.	Yes
17	Profiles and cross-sections every 50 linear feet of all proposed dedicated roadways, showing width of roadway, location, and width of curbs and sidewalks.	Yes
18	Location, type, and size of existing and proposed means of vehicular ingress and egress to the tract; including access driveway width.	Yes
19	Location, type, and direction of existing and proposed lighting, including intensity level line equal to 0.3 foot-candles.	Yes
20	Location and type of landscaping, including planting schedule.	Yes
21	Construction details for site improvements.	Yes
23	Location, size, and detail of all existing and/or proposed signs.	N/A
24	Endorsement by owner of tract stating their knowledge and consent of application.	Yes
25	Approval block for signature by Chairperson and Secretary of the Planning Board.	Yes

Explanation for any request for a waiver of any checklist requirement:

Professional Certification as to the accuracy of this plan checklist.

**Please seal and provide license number**

Signature of Applicant's Professional:

Print Name:

License Number:

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**SUBMISSION PROCESS:**

- ✓ PRINT, COMPLETE, AND SIGN APPLICATION FORMS
  - ✓ SCAN COMPLETED FORMS AND SAVE TO A USB DEVICE
  - ✓ ADD ALL TRUE COPIES OF ORIGINAL PLANS AND APPLICATION DOCUMENTS TO THE USB DEVICE
  - ✓ SUBMIT 1) USB DEVICE
    - 2) COMPLETED APPLICATION WITH ORIGINAL SIGNATURES
    - 3) EIGHTEEN (18) ORIGINALS OF DOCUMENTS LISTED ABOVE
    - 4) INITIAL \$500 APPLICATION FEE
    - 5) INITIAL \$1000 ESCROW FEE
- TO PLANNING/ZONING BOARD SECRETARY

**City of South Amboy**

140 North Broadway • South Amboy, New Jersey 08879  
Phone: (732) 727-4600 Fax: (732) 727-6139