

THE CITY OF

SOUTH AMBOY



NEW JERSEY

PLANNING/ZONING APPLICATION

DATE RECEIVED: 11/18/2020	APPLICATION NO: 415-20
RECEIVED BY: A. Russo	

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

APPLICANT

Name	Helen-S Home Remodeling, LLC	
Address	149 George Street	
City, State, Zip	South Amboy, New Jersey 08879	
Phone/Email	(347)-405-4521	

OWNER

Property owner if different from Applicant

Name		
Address		
City, State, Zip		
Phone/Email		

ATTORNEY

Name/ Firm	Thomas E. Downs, IV, Esq.	
Address	415 Main Street - PO Box: 3145	
City, State, Zip	South Amboy, New Jersey 08879	
Phone/Email	(732)-679-5600	thomasedownsiv@gmail.com

PLANNER

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

ENGINEER

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

ARCHITECT

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

**PROPERTY
INFORMATION**

Address	415 Main Street, South Amboy, New Jersey 08879		
Block(s)	69	Lot(s)	1
Zone		Tax Sheet#	
Total Site Area	Acreage	Approx. 20,000	Sq. Ft.
Date property acquired by present owner	December 2017		
List any business or commercial activities at the property	Business Law Office		
List any prior appeals, variances and developmental approvals involving this property	Prior Variance and Minor Subdivision.		
List and describe all existing structures on the property	Approximately 1985 property received a variance to convert building from a one (1) family house to a Professional Office Building. There was a minor subdivision in the 1990's to Transfer a portion of the property North East boundry to South Amboy First Aid to build a garage.		

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).

"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 principle use.

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance (check if yes)
Minimum Lot Requirements				
Lot Area (sq. ft.)	5,000	20,000+/-	20,000+/-	
Lot Width (ft.)	50	Approx. 35 to 100	Approx. 35 to 80	
Lot Depth (ft.)	100	Approx. 35 to 100	Approx. 35 to 100	
Minimum Setback Requirements				
Front Yard (ft.)	25		20	
One Side Yard (ft.)	5	5.81	5.81	
Total Two Side Yards (ft.)	10			
Rear Yard (ft.)	25	35		
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	25%	Approx. 15%	Approx. 15%	
Impervious Land Coverage (%)	60%	Approx. 25%	Approx. 25%	
Maximum Height Requirement				
Building Height (ft.)	35	34.5	34.5	
Stories	2 1/2	2 1/2	2 1/2	
Parking				
Number of Parking Spaces	2	6	6	
Parking Stall width/length	/	/	/	/
Accessory Uses				
Garage Area (sq. ft.)	N/A	N/A	N/A	N/A
Garage Height (ft.)	N/A	N/A	N/A	N/A
Fence Height (ft.)	N/A	N/A	N/A	N/A
Shed Area (sq. ft.)	N/A	N/A	N/A	N/A
Shed Height (ft.)	N/A	N/A	N/A	N/A
Deck Area (sq. ft.)	N/A	N/A	N/A	N/A
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)	N/A	N/A	N/A	N/A
Rear Yard Setback (ft.)	N/A	N/A	N/A	N/A
Maximum Area (sq. ft.)	N/A	N/A	N/A	N/A
Maximum Height (ft.)	N/A	N/A	N/A	N/A
Density				
Maximum dwelling units per acre		1	1	
Maximum dwelling units per building		1	1	
Other				
Minimum floor areas per dwelling unit (sq. ft.)	N/A			
Distance Between Buildings				
Signage - Type		6' 43	6' 43	
Landscaped Buffers		6'x3'	6'x3'	

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

change of use from one (1) professional office to a single family dwelling. No change in building.

Existing Building Area/Sq. Ft: 1,800
Existing Building Height in Ft: 34.5 ft.

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

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

Bulk Variance for front yet however the Front Set Back on Main Street is existing since the house was built in 1929 which proceeded the first South Amboy Zoning Ordinance by approximately 27 years.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

Waiver of all Site Plan check list requirements as building is existing with no changes.
Waiver of Engineer and Architect Plans as there are no exterior renovations to the property and such other relief that the Board may determine.

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

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