

CITY OF SOUTH AMBOY PLANNING BOARD
RESOLUTION PB 12-26

Application Number 466-25
Rockland National Development, LLC

MINOR SITE PLAN, USE VARIANCE, BULK VARIANCE, AND WAIVER
APPROVALS

211 First Street
Block 51, Lot 10

City of South Amboy
RA-Single Family Residential Zone

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance, the within Application for Minor Site Plan Approval, Use Variance Approval for Maximum Dwelling Units/Acre; Bulk Variance Approvals for Minimum Lot Area, Minimum Lot Depth, Minimum Front Yard Setback, Minimum One Side Yard Setback, Minimum Rear Yard Setback, Maximum Lot Coverage, Maximum Impervious Coverage, Minimum Landscape Coverage, Minimum Off-Street Parking Spaces; and a Waiver for the Minimum Driveway Setback From Side Property Line has been submitted to the City of South Amboy Planning Board (the “Board”) by **Rockland National Development, LLC** (the “Applicant”), as to premises located at 211 First Street, also known as Block 51, Lot 10 (the “Property”) located on the Tax Map of the City of South Amboy (the “Application”); and

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 June 10, 2026; and

WHEREAS the Application was certified as complete and a Public Hearing with respect to the Application was held by the Board on July 22, 2026, per public notice and personal notice pursuant to N.J.S.A. 40:55D-12; and

WHEREAS, based upon the plans submitted and reviewed by the Consultant to the Planning Board, the Applicant required a Use Variance, Bulk Variances, and Waiver from the RA-Single Family Residential Zone requirements of the City of South Amboy, as set forth in the applicable ordinances as follows:

Use Variance Required

	Requirement	Proposed
Maximum Dwelling Units/Acre	8.71 du/ac	24.54 du/ac

Bulk Variance Required

	Requirement	Proposed
Minimum Lot Area	5,000 sf	1,775 sf
Minimum Lot Depth	100 ft	35.5 ft
Minimum Front Yard Setback	25 ft	0 ft
Minimum One Side Yard Setback	5 ft	1.10 ft
Minimum Rear Yard Setback	25 ft	3.1 ft
Maximum Lot Coverage	25%	69.05%
Maximum Impervious Coverage	60%	81.01%
Minimum Landscape Coverage	40%	18.99%
Minimum Off-Street Parking Spaces	2 spaces	1 space

Waiver

	Requirement	Proposed
Minimum Driveway Setback From Side Property Line	2 ft	0.3 ft

WHEREAS the following report was entered into the record:

Description of Reports

AJV Engineering, Inc.

Date of Report

June 10, 2026; and

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 fact:

1. The Application was heard before the South Amboy Planning Board on July 22, 2026, concerning premises known as Block 51, Lot 10, located at 211 First Street, South Amboy, New Jersey, and filed under Application No. 466-25 by Rockland National Development, LLC.
2. The Applicant's attorney represented to the Board that the Application involved the change of use of the subject property from a commercial printing operation to a single-family residential dwelling.

3. The Applicant first presented John Wisniewski of Wisniewski & Associates, attorney for Patricia Scarola, owner of adjoining Lot 15. Mr. Wisniewski advised the Board that Ms. Scarola had no objection to the Application provided that there would be no obstruction of, or interference with, the existing easement and right-of-way benefiting Lot 15. The Applicant agreed to this condition.
4. Jason Valetutto of AJV Engineering, consultant to the Board, testified that the variance relief associated with the Application resulted from the property's existing density and undersized character. He further noted that the property was no longer located within a redevelopment zone and had reverted to the RA Residential Zone. Discussion also occurred regarding an easement created between 1941 and 1943 permitting access across Lot 10 for the benefit of Lot 15.
5. The Applicant then presented, and the Board swore in, Walter Hopkins, Professional Engineer. Mr. Hopkins first testified regarding his credentials and was accepted by the Board as an expert in the field of site engineering. Mr. Hopkins was also subsequently qualified as an expert in professional planning.
6. As the Applicant's Professional Engineer, Mr. Hopkins testified as follows:
 - a. The subject property contains approximately 1,775 square feet and constitutes a legally existing undersized lot within the RA Zone.
 - b. The existing building façade and steps partially encroach into the municipal right-of-way. The Applicant proposed modifications to move the façade so that the entire building footprint, except for the front steps, would be located within the property boundaries.
 - c. The air-conditioning unit would be relocated outside of the eight-foot easement area.
 - d. The Applicant will comply with all comments and recommendations contained in the AJV Engineering review report.
 - e. The subject property is located within the RA Residential Zone, and the surrounding properties are residential in nature.
 - f. The final location of the air-conditioning unit would be subject to the approval of Mr. Valetutto and Greg Czoch, Construction Official.
7. As the Applicant's Professional Planner, Mr. Hopkins further testified that:
 - a. The proposed residential use is consistent with the surrounding residential neighborhood and the intent of the RA Zone.
 - b. The only significant deviation from the zoning requirements concerns the existing undersized lot condition.
 - c. All comments and conditions contained in the AJV Engineering review letter could and would be satisfied by the Applicant.
 - d. The Application satisfies both the positive and negative criteria required under the

Municipal Land Use Law, and the requested relief may be granted without substantial detriment to the public good or substantial impairment of the intent and purpose of the Zone Plan and Zoning Ordinance.

CONCLUSIONS

Based upon the findings of facts and for the reasons set forth below, the Board concludes as follows:

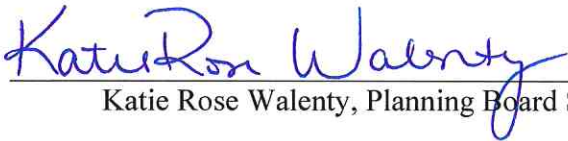
- The requested Minor Site Plan Approval, Use Variance Approval, Bulk Variance Approvals, and Waiver can be granted without substantial detriment to the City of South Amboy for the reasons set forth in the record and this Resolution and further do not create substantial detriment to the public good. The Applicant has satisfied its burden of proof as to both the positive and negative criteria required for the granting of the requested relief.

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby **grants** Application #466-25 for Minor Site Plan Approval, Use Variance Approval for Maximum Dwelling Units/Acre; Bulk Variance Approvals for Minimum Lot Area, Minimum Lot Depth, Minimum Front Yard Setback, Minimum One Side Yard Setback, Minimum Rear Yard Setback, Maximum Lot Coverage, Maximum Impervious Coverage, Minimum Landscape Coverage, Minimum Off-Street Parking Spaces; and a Waiver for the Minimum Driveway Setback From Side Property Line as to premises located at 211 First Street, also known as Block 51, Lot 10 located on the Tax Map of the City of South Amboy, with the following conditions:

1. The Applicant will comply with all recommendations made in the AJV Report dated June 10, 2026.
2. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation.
3. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on July 22, 2026.
4. The final location of the air-conditioning unit shall be subject to the approval of AJV Engineering and Greg Czoch, Construction Official.
5. The Applicant shall obtain any license, permit, consent, or other authorization required by the City of South Amboy with respect to the continued encroachment of the front steps within the municipal right-of-way.
6. Following approval, the plans shall be submitted to the City Engineer for review and approval concerning:
 - a. Sewer capacity and related engineering issues; and
 - b. Grading and drainage matters.

7. The Applicant shall not obstruct or interfere with the existing easement and right-of-way benefiting adjoining Lot 15.
8. All other matters set forth above, and/or incorporated herein.
9. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
10. Payment of all sums now and/or hereafter due for Application fees and/or escrows.
11. The Board Attorney shall publish a brief notice of this determination in the official newspaper of the City of South Amboy within twenty (20) days of the date of receipt of a copy of this Resolution.
12. 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 and the Applicant must submit a revised Site Plan and a revised Architectural Plan for review by the Board to ensure Resolution Compliance by Applicant.

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 August 26, 2026.


Katie Rose Walenty, Planning Board Secretary