

PROPOSED NEW 4 STORY APARTMENT BUILDING (19 UNITS)

205 MAIN STREET, SOUTH AMBOY, NJ



TAX LOT # 10, 11, & 12 Block # 62

ARCHITECTURAL DRAWING LIST

T-100	COVER SHEET
A-100	LOWER LEVEL & GROUND FL PLAN
A-101	2ND & 3RD FL PLAN
A-102	4TH FL & ROOF PLAN
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-210	SIGNAGE, LIGHTING, & BIKE STORAGE DETAILS

SCOPE OF WORK

- PROPOSE DEMOLITION OF EXISTING 1 STORY MASONRY BUILDING AND EXISTING OPEN PARKING LOT TO NEW 4 STORY APARTMENT BUILDING.
- LOWER LEVEL - BUILDING UTILITIES AREA
 - 1 LEVEL OF PARKING AT GROUND FLOOR
 - 3 LEVELS OF APARTMENT UNITS AT UPPER LEVELS

PARKING: 33 PARKING SPACES
 8 TANDEM P.S. / 6 EV PARKING SPACES
 54 BICYCLE SPACES

UNITS	Residential				TOTAL
	2ND FL.	3RD FL.	4TH FL.		
Platz/Studios	0.00%				
One Bedroom	02.13%	3	4	2	9
One Bedroom + Den	21.05%	2	2	2	6
Two Bedroom	31.58%	3	2	2	7
Two Bedroom + Den	0.00%				
Three Bedroom	0.00%				
TOTAL	100.00%	7	8	4	19

APPLICANT/OWNER_ARCHITECT

APPLICANT LE DEVELOPMENT GROUP LLC. 631 E PALISADE AVE ENGLEWOOD CLIFFS, NJ 07632	ARCHITECT CHRISTIANO PERERIA CPA ARCHITECTURE NJ 21A102009200 CT AR10013958 NY 039643-1 MD 0019560
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THIS PLAN HAS BEEN APPROVED ON _____
 BY CITY OF SOUTH AMBOY.

APPROVED BY:

Board Chairman _____ Date _____

Board Secretary _____ Date _____

Board Engineer _____ Date _____

These plans are an instrument of service and are the property of the Architect. The Plans may not be used for any other project, nor by another Architect for the continuation of the project, nor sold without the Architect's written Authorization.

CPA
ARCHITECTURE

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DATE	DESCRIPTION
1/15/2024	ISSUE FOR PERMITS
1/15/2024	ISSUE FOR PERMITS
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1/15/2024	ISSUE FOR PERMITS

PROPOSED NEW 4 STORY DWELLING
 (19 UNITS WITH 33 PARKING SPACES)
 AT: 205 MAIN STREET
 SOUTH AMBOY, MIDDLESEX COUNTY, NJ
 TAX LOT(S) # 10, 11 & 12 BLOCK(S) # 62

COVER SHEET

PROJECT NO: 23-004
 DRAWN BY: JCP
 DATE: 12/20/23

T-100

This past Thursday, January 23rd, the South Amboy Planning Board approved the construction of a 4 story apartment building on the corner of Main Street and Broadway. The building will consist of 13 one bedroom and 6 two bedroom apartments. The first floor will be for all parking. The entrance gate on Broadway will be “right in and right out” only. There will also be entry and exit for certain spots onto the ally to the south of the building. The project will mirror Beacon Pointe on the opposite corner and will make for a beautiful entrance for our business district, cleaning up an eyesore on this corner which has existed for many years. The developer entered into a redevelopment agreement with the Redevelopment Agency and there is no Payment in Lieu of Taxes (P.I.L.O.T.) in the agreement. The developer will pay the City a \$275,000 developer’s fee which will be used to help fund the construction of a parking lot on John St. and Broadway.

The vote was 7 to 0. When open to the public there was no public comment.

Sincerely,

Mayor Fred A. Henry