

**CITY OF SOUTH AMBOY PLANNING BOARD**

**RESOLUTION PB-13-22**  
**Application Number 423-21**

**Resolution granting Amended Preliminary and  
Final Major Site Plan Approval as to Phase II  
Block 161.02, Lots 6.06  
Radford Ferry Road  
City of South Amboy  
Beach Club District Redevelopment Area  
Samboy Partners Urban Renewal, LLC (formerly Manhattan Beach Club)**

**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 Wisniewski & Associates, LLC (John S. Wisniewski, Esq., appearing) on behalf of Samboy Partners Urban Renewal, LLC (the "Applicant") for Amended Preliminary and Final Major Site Plan Approval as to Phase II as to Block 161.02, Lot 6.06 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area.

**WHEREAS**, applicant received Preliminary and Final Major Site Plan Approval as to Phase I and Preliminary Major Site Plan Approval as to Phase II on July 24, 2019, and

**WHEREAS**, the application was certified as complete and a public hearing with respect to the Application was held virtually by the Board on January 26, 2022 as per public notice and personal notice pursuant to NJSA 40:55D-12 ; and

**WHEREAS**, the application reviewed by the Board consisted of those plans and documents as identified in the application review report prepared by AJV Engineering, Inc., the consultant to the Planning Board, dated January 24, 2022;

**Description of Report**

**Date of Report**

Report of AJV Engineering, Inc.

January 24, 2022

**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 AJV Engineering Report), makes the following findings of facts:

**FINDINGS OF FACT**

1. The Applicant was represented by John S. Wisniewski, Esq.
2. Mr. Wisniewski on behalf of the Applicant acknowledged receipt of the AJV

Report dated January 24, 2022.

3. Mr. Wisniewski on behalf of the Applicant presented an overview of the proposed testimony and certain details of the application as follows:
  - a. Relocation of front entrance due to reconfiguration of interior courtyard and reduction of approved units.
4. Mr. Wisniewski produced Jack Raker, who was previously sworn and accepted as a licensed Professional Architect in the State of New Jersey.
5. Mr. Raker testified as follows:
  - a. He was in receipt of the AJV Report and in connection with all architecture issues the Applicant would comply with all requested changes.
  - b. He produced an exhibit A-1 which was a colored version of the submitted architectural plans.
  - c. He described the reduction of units to 205, with 195 being market units and 10 being affordable units. The affordable units have not changed in number.
  - d. The lobby was flipped to the corner for operational issues which resulted in a shorter walk for those coming from and going to Phase I.
  - e. Amenity areas have been changed and the courtyard reoriented.
  - f. There was an adjustment in dwelling unit mix.
  - g. There were certain other minor features as to doors and columns changed in the center area as set forth on drawing A-5.
6. Mr. Wisniewski produced Geoffrey Lanza, who was previously sworn and accepted as a licensed Professional Engineer and Planner in the State of New Jersey.
7. Mr. Lanza testified as follows:
  - a. He was in receipt of the AJV Report and in connection with all engineering issues the Applicant would comply with all requested changes.
  - b. In addition to the changes identified by Mr. Raker, there was a small reduction in parking (a net loss of four) as a result of a new loading area. The parking is still more than adequate.
  - c. He then proceeded to explain responses to the AJV Report agreeing to striping certain loading areas and confirming that no variance is required for the retaining wall as it is a standalone not more than four feet high.
8. Mr. Wisniewski produced Jonathan Schwartz, who was duly sworn as a principal with BNE Associates, the developer of the project, and testified as follows:
  - a. The reason for the change in the plans was due to a desire to have the lobby

- and other areas including the leasing office to be on the corner with “eyes” on Phase I as well.
- b. In the future there may be an opportunity to consolidate the leasing offices and from a management and security standpoint it would operate better.
  - c. The correct name of the entity is Samboy Partners Urban Renewal, LLC.
9. On motion the matter was opened to the public.
10. Christopher Smiga of 144 Second Street, South Amboy was duly sworn and commented as follows:
- a. There was in 2021 an Osprey nesting platform on the site that was destroyed by lightning and wanted to know if there was a commitment to rebuild the platform in time for the Ospreys return in mid-march.
11. The Applicant by Mr. Schwartz confirmed conversations with Mr. Smiga and emails and that the platform would be repaired.
12. On motion, the matter was closed to the public.

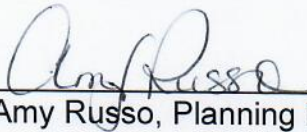
**NOW, THEREFORE, BE IT RESOLVED** that the City of South Amboy Planning Board hereby **grants** Application #423-21 for Amended Preliminary and Final Major Site Plan Approval as to Phase II in Block 161.02, Lot 6.06 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area subject to the following conditions:

1. Compliance with recommendations set forth in the AJV Report dated January 24, 2022 together with all conditions and recommendations previously required in connection with prior approvals.
2. Update of fire marshal's report based upon the approved changes to the building.
3. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
4. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Final Major Site Plan Approval.
5. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held virtually on January 26, 2022.
6. All other matters set forth above, and/or incorporated herein.
7. Payment of all outstanding unpaid taxes, and other municipal charges and

assessments.

8. Payment of all sums now and/or hereafter due for application fees and/or escrows.
9. Prior to the commencement of any site work, all professional escrow fees due 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 May 25, 2022.



Amy Russo, Planning Board Secretary

Planning Board

	Aye	Nay	Abstain	Absent
Chairwomen Mary Szaro	x			
Vice Chairman Scott Kominkiewicz	x			
Mayor Henry				x
Council President Michael Gross	x			
Tom Kelly				x
Janet Kern	x			
Dr. Jorge Gonzalez Gomez	x			
George Baranowski	x			
Gary Forshner	x			
<b>Alternates</b>				
William DeMasi				x
Andrew Horezga	x			
Robert Paulukiewicz	x			
Francis Mulvey	x			