

**CITY OF SOUTH AMBOY PLANNING BOARD  
RESOLUTION PB -07-25**

**Application Number 450-24**

**PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL  
AND BULK DEVIATION APPROVALS**

**205 Main Street  
Block 62, Lots 10, 11, and 12**

**City of South Amboy  
Broadway-Main Street Redevelopment Area  
(RA, Single Family Residential Zone)**

**WHEREAS**, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance, the within Application for Preliminary and Final Major Site Plan Approval and Bulk Deviation Approvals for maximum lot coverage, maximum impervious coverage (from RA), minimum landscape coverage (from RA), maximum driveway width, minimum driveway distance from intersection, stacked parking, minimum parking stall dimension, minimum 24 ft backup aisle for 90 degree parking and two way traffic, area for recycling in each unit, loading zone for refuse vehicle, minimum 1,000 sf per dwelling unit (from RA) has been submitted to the City of South Amboy Planning Board (the “Board”) by Brian Chewcaskie, Esq., appearing on behalf of LE Development Group, LLC (the “Applicant”) as to premises located at 205 Main Street, also known as Block 62, Lots 10, 11, and 12 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 December 3, 2024; and

**WHEREAS** the Application was certified as complete by the Completeness Committee and a Public Hearing with respect to the Application was held by the Board on January 23, 2025, 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 Deviations from the Broadway-Main Street Redevelopment Plan situated in a RA, Single Family Residential Zone requirements of the City of South Amboy as set forth in the applicable ordinances as follows:

**Deviations Required**

	<b>Requirement</b>	<b>Proposed</b>
Maximum Lot Coverage	50%	80.7%
Maximum Impervious Coverage (from RA)	60%	85.5%

Minimum Landscape Coverage (from RA)	40%	14.5%
Maximum Driveway Width	24 ft	115 ft (scaled)
Minimum Driveway Distance from Intersection	50 ft	~ 10.5 ft (scaled)
Stacked Parking	No Stacked Parking	4 locations
Minimum Parking Stall Dimension	9 ft x 18 ft	9 ft x 16 ft
Minimum 24 ft Backup Aisle For 90 Degree Parking And Two Way Traffic	24 ft	23.3 ft
Area For Recycling In Each Unit	12 ft <sup>3</sup>	None
Loading Zone For Refuse Vehicles	1	None
Minimum 1,000 sf Per Dwelling Unit (from RA)	1,000 sf	766 sf (2 units) 825 sf (3 units) 912 sf (2 units) 948 sf (2 units)

And

**WHEREAS** the following reports were entered into the record:

**Description of Reports**

**Date of Report**

AJV Engineering, Inc.

December 3, 2024; 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 Reports), makes the following findings of fact:

**FINDINGS OF FACT**

1. Brian Chewcaskie, Esq., acknowledged receipt of the AJV Engineering, Inc. report dated December 3, 2024 (the "AJV Report").
2. Mr. Chewcaskie represented the following on behalf of the Applicant:
  - The property is located in the Broadway-Main Street Redevelopment Zone located on 205 Main Street (the "Property").
  - The Applicant executed a redevelopment agreement on August 14, 2024, and was designated as the redeveloper by the Redevelopment Agency on August 15, 2024.
  - Current building on site sits Superior Auto which is in a dilapidated condition

and will be redeveloped.

- The Applicant proposes a 19-unit multifamily building with 13 one-bedroom units, 6 two-bedroom units, 33 parking spaces with 6 electric spaces and four stacked spaces.
3. The Board swore in the Christiano Pereira, AIA, as the Applicant's architect, to which Mr. Pereira testified as follows:
- The top floor will be back about 25 feet to allow for the Applicant to add some landscaping.
  - The Applicant will provide a sign on the corner of the Property which will state "Welcome to South Amboy."
  - The building will be a four-story building, but with the top floor setback, it will appear to be a three-story building.
  - The basement is intended to hold the utilities and six storage units which will be rented to tenants on first come basis.
  - The parking garage entrance will be along North Broadway.
  - The bike racks included in the parking area will be placed above hood level of cars, and stick out the wall about 24 inches, enough for two bikes per rack.
  - The entrance to the garage will consist of an 18-foot garage door, but the Applicant could extend it to 22-feet.
  - First floor will have an amenity space of approximately 950 square feet with the intent to have a fitness room and small lounge.
  - If there needs to be a condenser, it will be placed on the roof.
  - If there are grills on the roof terrace, it will comply with the fire code.
  - Located in the front corner of the building will be a 6-foot-by-7-foot sign which will state "Welcome to South Amboy," and will face Main Street.
  - The elevator in the garage will be a double-sided elevator to allow for entry from ADA spaces.
  - The building will have a full sprinkler system and therefore will not have egress windows.
  - The Applicant will coordinate with the fire officials regarding fire protection

and suppression requirements.

- There will be no building management living on site.
  - The elevator will be appropriate size to fit a first aid stretcher.
4. The Board swore in the Thomas Muller, P.E., P.P. as the Applicants engineer and planner, to which Mr. Muller first testified as the Applicant's engineer, as follows:
- The site is rectangular in size, with frontage on Main Street and frontage on North Broadway. There is also a 125-foot-long unnamed alleyway to the south of the site.
  - Lot size is only 0.286 acres.
  - The overall building footprint will be roughly 80%.
  - South Amboy Redevelopment Authority ("SARA") approved the building's density, which consists of 19-units.
  - Deviations required for minimum lot coverage, maximum impervious coverage, and minimum site landscaping are attributable to the small size of the site.
  - Parking was reviewed and approved by SARA.
  - The parking entrance off North Broadway will use an automatic fob.
  - The shoulder off of Main Street can be utilized as a zone for deliveries or can utilize the southern alleyway.
  - There is one parking space that has 2 ft on one side, with none on the other side, the Applicant has agreed to shift that parking spot so that there is 1 ft on each side, to allow for easier parking.
  - The signage indicating the address of "205" will be situated on the side that fronts Main Street.
5. Mr. Muller then testified as the Applicant's planner, as follows:
- The relief requested is for Deviations from the Redevelopment Area and not bulk variance relief since the site is in a designated Redevelopment Area.
  - The grand redevelopment scheme is for larger lots, and since the site is a smaller lot, Deviations are requested.

- C(1) variance is related to the size of the site.
  - The Deviations requested meet the intent of the Municipal Land Use Law, Master Plan, and Zoning Ordinance.
  - It is the opinion of Mr. Muller that the project has no negative impacts, and the benefit greatly outweigh the detriments.
  - Although the amenity areas are not required by the Redevelopment Area, the Applicant is providing them, as well as a rooftop terrace. As such, the average unit size is approximately 970 square feet.
  - To maximize parking on-site there will be four stacked locations, which means there are eight parking stalls located at the southwest corner which back out onto the alleyway.
  - The parking stalls will be assigned, and the tandem spots will be distributed to tenants with two cars.
6. The Board swore in the Corey Chase, P.E., as the Applicant's traffic expert, to which Mr. Chase testified as follows:
- The six two-bedroom units will be assigned the tandem parking stalls.
  - Mr. Chase testified that the turning radius and the proposed garage door width of 18 feet is sufficient enough to maneuver a vehicle both in and out of the building at the same time.
  - To be determined as a significant increase in traffic, the Institute of Transportation Engineers has a threshold of 50 or more trips during the peak hour.
  - During peak hours it is projected that there will be approximately 30 trips. Essentially one trip every two minutes, therefore, there is no significant increase in traffic.
  - There is a train station close to the Property, as well as a bus stop outside of the Property, which would reduce the number of trips.
  - There will be no change in the overall operational conditions of the intersection at North Broadway and Main Street.
  - Delivery vehicles will use the Main Street shoulder, near the lobby entrance, to deliver packages and goods.

- The Applicant is willing to increase the parking door from an 18-foot door to a 22-foot door as well as the implementation of visual cues to keep vehicles on their side while entering or departing the parking structure.
7. The Board opened the floor for public comment.
    - No one from the public provided comments.
  8. The Board closed the public comment portion.

### CONCLUSIONS

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

- The required Deviation Approvals 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 #450-24 for Preliminary and Final Major Site Plan Approval and Bulk Deviation Approvals for maximum lot coverage, maximum impervious coverage (from RA), minimum landscape coverage (from RA), maximum driveway width, minimum driveway distance from intersection, stacked parking, minimum parking stall dimension, minimum 24 ft backup aisle for 90 degree parking and two way traffic, area for recycling in each unit, loading zone for refuse vehicle, minimum 1,000 sf per dwelling unit (from RA) as to premises located at 205 Main Street, also known as Block 62, Lots 10, 11, and 12 located on the Tax Map of the City of South Amboy with the following conditions:

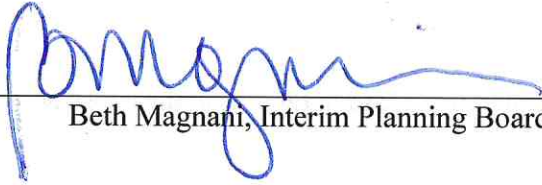
1. The Applicant will receive a sign off from the County Fire Marshal regarding the fire connection.
2. The Applicant will receive approval from South Amboy Fire Department regarding the Projects fire connections.
3. A generator will be provided for the elevator and garage doors.
4. The four locations for stacked parking will be utilized by first, the two-bedroom units. Each stacked parking section will, at a minimum, be utilized by the same unit.

5. The garage door will be 22 feet, with visual aids to assist in entering and exiting the parking structure.
6. There will be a right turn only on North Broadway.
7. The Applicant will provide a template to confirm the ability of vehicles to enter and exit the garage safely.
8. The Applicant will provide a traffic report to the Board.
9. The Applicant will obtain necessary and required water pressure tests for fire protection and provide such to the Board.
10. The Applicant will provide a staging plan to the Board in regards to the construction of the project.
11. This will be a fully taxed facility. It will not participate in the PILOT Program.
12. The parking spot which has a two foot gap on one side, and none on the other side will be shifted to have a one foot gap on each side.
13. The "205" signage will be moved to the side fronting Main Street.
14. All signage must be approved by the Broadway façade agency.
15. The Applicant will comply with all recommendations made in the AJV Report dated December 3, 2024;
16. The obligation of the Applicant to comply with the requirements of the City of South Amboy and compliance with all rules and regulations remains in full force and effect;
17. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation;
18. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on January 23, 2025;
19. All other matters set forth above, and/or incorporated herein;
20. Payment of all outstanding unpaid taxes, and other municipal charges and assessments;
21. Payment of all sums now and/or hereafter due for Application fees and/or escrows;
22. 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; and

23. 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 and the Applicant must submit a revised Site Plan for review by the Board to ensure Resolution Compliance.

**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 February 26, 2025.



---

Beth Magnani, Interim Planning Board Secretary