

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB # 1-2006

RESOLUTION TO APPROVE AMENDED PRELIMINARY AND FINAL SITE PLAN OF
THE LANDS OF CAPITOL ORNAMENTAL CONCRETE SPECIALTIES, INC.

WHEREAS, application has been made by Capitol Ornamental Concrete Specialities, Inc., ("Applicant") to the Planning Board of the City of South Amboy ("Board") for an Amended Preliminary and Final Site Plan Approval for the demolition of an existing 250' x 80' (20,000 sq. ft.) building and to replace the same with a 20,000 sq ft. building on the same footprint for Block 152, Lots 2, 2.03 and 2.04; and

WHEREAS, the Applicant received Preliminary and Final Site Plan Approval for the demolition and reconstruction of the 80' x 250' building under application 228-97; and

WHEREAS, the Applicant has provided plans entitled "Site Plan prepared for Block 152, Lots 2, 2.03, & 2.04," prepared by Bartolone and Associates, dated October 16, 1997, signed October 20, 1997, consisting of three sheets and plan entitled "Building Replacement Capitol Concrete," prepared by Jonathan P. Dixon & Associates, P.C., dated October 24, 2005, and consisting of six sheets; and

WHEREAS, the Planning Board held a public hearings on November 21, 2005, December 28, 2005 and on January 25, 2006 and has carefully considered the Application and the report of Angelo J. Valetutto, P.P., dated November 4, 2005; and the testimony of the applicant and members of the public, all as set forth in the transcripts of said public hearings.

WHEREAS, by letter dated November 14, 2005, the Director of County Planning requires that the site plan be submitted for County Planning Board review and approval because the subject site abuts a County road;

WHEREAS, the Board has made the following findings and conclusions:

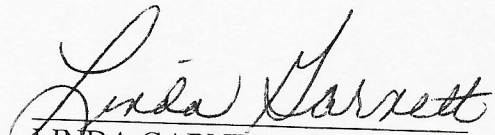
1. The subject property is a parcel of land designated on the Official Tax Maps for the City of South Amboy as Lots 2, 2.03 and 2.04 in Block 152.
2. The applicant received preliminary and final site plan approval under Application 228-97 for the demolition of its existing 20,000 sq. ft. building and for the reconstruction of the same on the same footprint.
3. The Board concurs in the conclusion of Mr. Valetutto's letter report, dated November 4, 2005 and requires the Applicant to satisfy the Building Department as to whether the existing footing can support the new structure. In the event that the existing footing is inadequate, the Applicant shall provide a new footing that is satisfactory to the Building Department.
4. County Planning Board review and approval is required pursuant to the letter of the Director of County Planning, dated November 14, 2005.
5. All the operations at the site will be required to comply with all provisions of Noise Control Ordinances laws and regulations.

NOW, Therefore Be It Resolved by the Planning Board in the City of South Amboy in the County of Middlesex and State of New Jersey on this 25th day of January, 2006 that Amended Preliminary and Final Site Plan Approval is hereby granted subject to the following conditions:

1. Applicant shall publish a brief notice of determination in an official newspaper of the City within 20 days of receipt of a copy of this Resolution from the Planning Board Secretary. Applicant shall furnish to the Board an Affidavit of Publication by said newspaper.
2. Applicant shall obtain site plan approval from the Middlesex County Planning Board.

3. Applicant shall obtain the approval of the Building Department regarding the foundation footing.
4. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
5. This Resolution shall take effect as provided by law.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


GEORGE FORRER, Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on January 25, 2006 at a duly convened meeting.

DATE:

Linda Garnett, Secretary