

RESOLUTION # 01-2009

**A RESOLUTION APPROVING AN AMENDMENT TO FINAL SITE PLAN
APPROVAL GRANTED IN RESOLUTON NO. 2007-23 FOR BLOCK 25, LOT 1.02**

WHEREAS, on April 18, 2006, at a duly advertised Special Meeting of the Planning Board of the City of South Amboy, the South Amboy Renaissance Corporation ("Applicant") presented an application for a Preliminary Major Site Plan Approval, which was granted by way of Resolution and Certification, dated April 26, 2006, and

WHEREAS, on February 26, 2007, the Applicant presented an Application for Final Major Site Plan Approval and a Subdivision of Block 25, Lot 2 into 2 Lots (the "Application"); and

WHEREAS, said Applicant, a 501(c)(3) non-profit corporation, was represented by Robert F. Dato, Esquire; and

WHEREAS, the Application was for an approval of a senior citizen, affordable housing complex on property known as Block 25, Lot 2, Gordon Street, in the City of South Amboy to be known as Robert Nobel Manor; and

WHEREAS, by Resolution No. 2007-23, dated March 28, 2007, the Planning Board granted Preliminary and Final Site Plan Approval to the Applicant; and

WHEREAS, subsequent to Resolution No. 2007-3, the Applicant perfected the subdivision of the Property and the Lot which is the subject of the current Application for an Amendment to Final Site Plan Approval is Block 25, Lot 1.02; and

WHEREAS, subsequent to the grant of Preliminary and Final Site Plan Approval, the Applicant has determined that certain changes to the development are necessary; and

WHEREAS, the Applicant has submitted the following plans for review, "Final Major Site Plan for Robert Noble Manor Block 25, Lot 1.02", prepared by French and Parrello Associates, PA., dated 11/14/08, and consisting of 14 sheets along with a Stormwater Management report prepared by French and Parrello, Associates, dated 1/19/07; and

WHEREAS, the Applicant has requested an Amendment to the Final Site Plan Approval contained in Resolution No. 2007-23; and

WHEREAS, the Board has received a letter report from Angelo Valetutto dated January 12, 2009; and

WHEREAS, the following Findings of Fact were made:

FINDINGS OF FACT

1. The Applicant seeks an amendment to the Final Site Plan Approval which was obtained by Resolution No. 2007-23.
2. That an Amended Final Major Site Plan, as prepared by French & Parrello, Applicant's Engineers, dated November 14, 2008, was submitted and considered by the Board, which Plan consisted of the following sheets:

1.	Cover Sheet	11/14/08
2.	Existing Conditions Plan	11/14/08
3.	Site Plan	11/14/08
4.	Grading & Utility Plan	11/14/08
5.	Landscape Plan	11/14/08
6.	Landscape Notes & Details	11/14/08
7.	Lighting Plan and Details	11/14/08
8.	Erosion & Sediment Control Plan	11/14/08
9.	Erosion & Sediment Control Details	11/14/08
10.	Storm Sewer Profiles	11/14/08
11-14.	Construction Details I	11/14/08
3. That Mr. Thomas Malavasi, P.E., P.P. testified as to the changes to the plans as set forth in the revised plans submitted by the Applicant.
4. The Applicant seeks to decrease the building height from four stories to three stories, change the shape of the building, create a looped parking system rather than a dead-end parking

system as provided in the original plans and increase off-street parking by an additional six spaces.

5. The total number of residential units will remain at forty-one (41) units.
6. The amended Final Site Plan does not seek or require any additional variances.

Based upon the above Findings of Fact, the Board Concludes as follows:

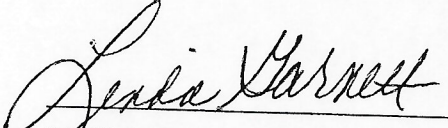
CONCLUSION

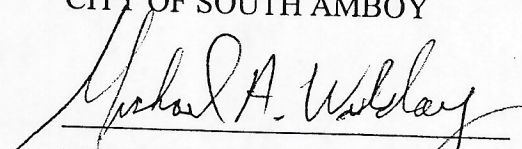
NOW, THEREFORE, BE IT RESOLVED that the Amendments to the Final Major Site Plan be and hereby are **APPROVED**, subject to the following conditions:

1. Applicant shall comply with the terms of the AJV Engineering, Inc. report of January 12, 2009.
2. Review and approval of the Amended Final Site Plan by the South Amboy Fire Code Official.
3. That the Applicant submit copies of Application Approvals of any other Governmental Agencies having jurisdiction over this Site including the County of Middlesex, Freehold Soil Conservation District and the Department of Environmental Protection, if necessary. The Board shall not sign the Applicant's Plans as the approved plans until after receipt of approval from the Freehold Soil Conservation District.
4. 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.
5. That all outstanding taxes, application, and escrow fees be paid in full.

The above memorialization is the result of a Motion duly made and seconded on the 28th day of January, 2009

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY

MICHAEL WILDAY, Chairman