

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION PB-01-13  
RESOLUTION APPROVING PRELIMINARY AND FINAL SITE PLAN TO PROPERTY  
LOCATED ON BLOCK 161.04, LOT 20.08 AND BLOCK 161, LOT 35 LANDS OF THE  
CITY OF SOUTH AMBOY

WHEREAS, application has been made by South Amboy Real Estate Development Group, LLC, ("Applicant") to the Planning Board of the City of South Amboy ("Board") for Amended Preliminary and Final Site Plan approval related to property located at John T. O'Leary Boulevard and Keenan Way, South Amboy, (Block 161.04, Lot 20.08 and Block 161, Lot 35) (the "Property"); and

WHEREAS, Applicant is the owner of Property; and

WHEREAS, the Property is located in the Southern Waterfront Redevelopment Area and zoned RM – Medium Density Residential; and

WHEREAS, on July 25, 2007 the Property obtained site plan approval for the construction of 44 multi-family units of residential construction; and

WHEREAS, the Applicant seeks amended preliminary and final site plan approval for the construction of 50 townhouse residential units; and

WHEREAS, the Planning Board held a public hearing on February 27, 2013 and has carefully considered the Application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, said Applicant was represented by Ronald Shimanowitz, Esq.; and

WHEREAS, the Applicant presented the testimony of Dennis Keenan, P.E., Michael Gottlieb and Tim Richardson; and

WHEREAS, the Applicant submitted and the Board considered, the following documents:

- A. Plans entitled "Preliminary & Final Amended Site Plan for Parcel "A" Block 161.04, Lot 20.08 and Block 161, Lot 35" prepared by French & Parrello Associates, P.A., dated 1/11/13, consisting of twelve (12) sheets;
- B. Front elevation view sketches;
- C. Stormwater Management Plan for Parcel "A", prepared by French & Parrello Associates, P.A., dated 1/11/13;
- D. Site Plan dated 3/28/07, revised through 1/24/08 (marked as Exhibit A-1)
- E. Site Plan dated 1/11/13 (Marked as Exhibit A-2)
- F. Front Elevations (Marked as Exhibit A-3)
- G. Aerial photo – Google maps (Marked as Exhibit A-4)

WHEREAS, proper proof of advertisement and service of notices of a public hearing in regard to this Application have been furnished; and

WHEREAS, the aforementioned plans were reviewed by Angelo J. Valetutto, P.E., P.P., the consultant to the Planning Board, who provided a report to the Planning Board, dated January 21, 2013; and

WHEREAS, the Board deemed said Application complete and further the Board did review the Application, including but not limited to the submitted plans and heard testimony and reviewed the aforesaid report of Mr. Valetutto, at a public meeting held on February 27, 2013;

and

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WHEREAS, the Application seeks the following amendments to the prior site plan approval: 1) to increase the number of units from 44 multi-family townhouse units to 50 traditional townhouse units; 2) to modify parking from one-car garages with driveway parking to two-car garages; 3) conversion of stormwater detention from above-ground to underground detention; and 4) additional landscaping in lieu of asphalt and ground detention; and

WHEREAS, the Application does not require the approval of any variances; and

WHEREAS, the Board has considered the plans, the respective testimony aforesaid and the report to it by its consultant, Angelo J. Valetutto, P.E., P.P., and finds that:

- (A) The Planning Board has jurisdiction in this matter.
- (B) Applicant's proposal will not be in conflict with the Master Plan, the Official Map, the Development Regulations of the City Ordinances or the Redevelopment Plan, and will not adversely effect adjoining or nearby properties.
- (C) The Application does not require or seek the issuance of any variances.
- (C) During the course of the proceedings Applicant agreed to comply with all of the comments offered by Mr. Valetutto, as well as the items set forth in his letter of January 21, 2013.

NOW, THEREFORE, Be It Resolved by the Planning Board of the City of South Amboy, on this 27th day of March, 2013 that Amended Preliminary and Final Site Plan Approval in conformance with the plans submitted by the Applicant shall be and are hereby granted, subject to the following conditions:

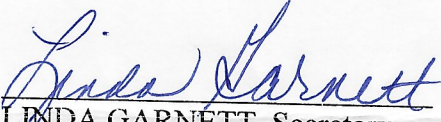
1. Submission and approval of revised plans in accordance with the aforesaid report of Angelo J. Valetutto, P.E., P.P.

2. Review and approval of all architectural elements of the proposal, as well lighting and landscaping, by the Architectural Review Committee.
3. Compliance with the terms and conditions of the Redevelopment Plan.
4. Compliance with the terms and conditions of the Redevelopment Agreement between the Applicant and the South Amboy Redevelopment Authority.
5. Approval by the County Planning Board.
6. Subject to review and approval by the Fire Department and First Aid Squad.
7. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives, including but not limited to approval by or an exemption letter from the Middlesex County Planning Board.
8. Each and all other applicable approvals, if any, required by law or statute or regulation.
9. Subject to review and approval by the City of South Amboy Police Department and Fire Department
10. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on February 27, 2013, or otherwise.
11. All other matters set forth above, and/or incorporated herein.
12. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
13. Payment of all sums now and/or hereafter due for application fees and/or escrows.
14. The Applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of receipt of a copy of this resolution by the Applicant, and the Applicant shall furnish, to the Planning Board Secretary, an Affidavit of Publication by said newspaper.
16. No municipal permits of any type or kind shall issue, nor shall the site plans be executed by or on behalf of the Board unless and until there has been full compliance with conditions 1 through 15 above.

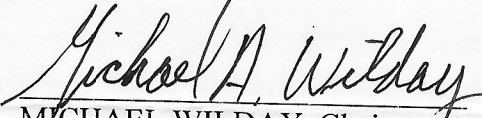
Be it Further Resolved that,

1. This Resolution shall take effect as provided by law.

ATTEST:

  
LINDA GARNETT, Secretary

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY

  
MICHAEL WILDAY, Chairman

**CERTIFICATION**

Certified to be a true copy of a Resolution adopted by the Planning Board of the City of South Amboy on March 27, 2013 at a duly convened meeting.

DATE:

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Linda Garnett, Secretary