

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION #/0 -2006

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SOUTH AMBOY
RECOMMENDING TO THE CITY COUNCIL THE DESIGNATION OF BLOCK 37
LOT 1 AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., the governing body of a municipality may direct the Planning Board to conduct an investigation and public hearing to determine whether certain areas of the City are in need of redevelopment in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, on December 21, 2005, the City Council of South Amboy ("City") adopted Resolution #307-2005, authorizing the Planning Board to conduct an investigation to determine if Block 37, Lot 1 (the "Study Area") is in need of redevelopment; and

WHEREAS the Planning Board retained the firm of AJV Engineering, Inc., to assist in the aforementioned investigation and to prepare a report regarding its findings and opinion as to whether statutory criteria are present; and

WHEREAS, Angelo J. Valetutto, P.P., of AJV Engineering, Inc., conducted an investigation and prepared a report entitled "Broadway/Main Street Redevelopment Area Update, Block 37, Lot 1, 113-115 Broadway" dated April 24, 2006(the "Report"); and

WHEREAS, The Report was prepared by analyzing the applicability of the statutory criteria under N.J.S.A. 40A:12A-5 to the Study Area, the boundaries of which area are set forth on a map entitled "Study Area Delineation Map, prepared by AJV Engineering, Inc., dated April 27, 2006"; and

WHEREAS, after public notice required by law was published on May 5, 2006 and May 12, 2006 and mailed regular and certified mail to the owners of the property in the Study Area, the Planning Board conducted a hearing on May 24, 2006 to hear the comments of the public regarding the Report and the proposed area designation; and

WHEREAS, on May 24, 2006, Angelo J. Valetutto, P.P., presented testimony at the public hearing regarding the findings and conclusions of the Report which concluded that the Study Area meets the criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5(d); and

WHEREAS, the Planning Board has considered the Report; the documents submitted into the record and the testimony and comments provided by all the witnesses at the public hearing on May 24, 2006; and

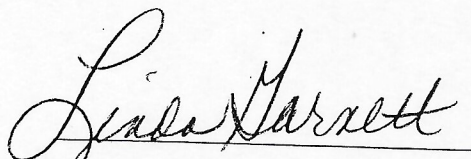
WHEREAS, this Resolution incorporates by reference all discussions, presentations and reports as well as the testimony taken at a public hearing held on May 24, 2006 as though same were contained herein and set forth at length; and

WHEREAS, the Planning Board desires to provide its recommendation to the City Council with respect to the designation of the proposed Redevelopment Area in accordance with N.J.S.A. 40A:12A-6.


NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE PLANNING BOARD OF THE CITY OF SOUTH AMBOY:

1. For the reasons set forth in the report of AJV Engineering entitled "Broadway/Main Street Redevelopment Area Update, Block 37, Lot 1 113-115 Broadway" dated April 24, 2006 (the "Report"), and after due consideration of all the testimony and exhibits submitted to the Planning Board on May 24, 2006, substantial evidence exists under N.J.S.A. 40A:12A-5d to support the recommendation to the Mayor and City Council of the City of South Amboy that the Study Area is an area in need of redevelopment.
2. The Planning Board recommends, based on the preliminary investigation and aforementioned Report of AJV Engineering, Inc., a copy of which is incorporated herein by reference, together with all the testimony and exhibits submitted to the Planning Board on May 24, 2006 that the property known as Block 37, Lot 1 be designated as an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
3. That a copy of this Resolution with all the Exhibits and the record of the Hearing shall be forwarded by the Board Secretary to the Mayor and City Council of the City of South Amboy.
4. That this Resolution shall be effective immediately.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


GEORGE FORRER, Chairman