

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 11 -18
Application Number #347-14

Resolution Granting Administrative Approval for Picnic Area and Dog Run

Block 22, Lot 3.03
Woodmont Properties
City of South Amboy

WHEREAS, Peron Development/South Amboy II, LLC (the "Applicant") received Amended Preliminary and Final Major Site Plan Approval on Block 22, Lot 3.03 and Block 24, Lot 2.03 (the "Premises") located in South Amboy (the "Application"), and

WHEREAS, the Applicant has submitted a request to construct and install a Picnic Area and Dog Run (the "Tenant Amenities") on the Premises for the benefit of their tenants; and

WHEREAS, the Applicant presented to the Board a sketch with a proposal for the Tenant Amenities; and

WHEREAS, AJV Engineering, Inc. (the "Board Planning Consultant") by letter dated June 12, 2018 provided a review letter for consideration by the Board.

FINDINGS OF FACT

1. The Tenant Amenities will include picnic tables, refuse collector, benches, gas grill and dog run.
2. The Board has received, reviewed and accepted the report of the Board Planning Consultant dated June 12, 2018
3. The Board finds that the proposed Tenant Amenities are not a substantial change to the existing approval, does not affect drainage or a significant impact to the parking area.
4. Notwithstanding the loss of one parking space, Applicant will still be in compliance with the conditions of its approval.
5. The proposed Tenant Amenities will provide a positive impact and recreational uses for the Tenants.

Based upon the Findings of Fact, the Board concludes as follows:

1. The Board finds that the proposed enhancements to the amenity package for tenants is a positive addition and does not impact negatively on the Premises or adjoining uses.

2. The Board further concludes that the proposed enhancements are not such as to require an application and a hearing as such can be approved administratively.

NOW, THEREFORE, BE IT RESOLVED, by the City of South Amboy Planning Board that the Board professionals may, subject to the conditions as set forth herein, approve administratively the proposal by Applicant.

This Approval is subject to the following conditions:

- a. Compliance with report of Board 's Planning Consultant dated June 12, 2018 including but not limited to the following:
 - (i) The Tenant Amenities shall be used only for the benefit of tenants and their families and guests.
 - (ii) Necessary permits shall be filed and obtained prior to construction.
- b. Applicant shall provide proof of liability insurance extending any existing insurance to the proposed Tenant Amenities.
- c. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directors.
- d. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
- e. Payment of all sums now and/or hereafter due for application fees and/or escrows.
- f. 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.

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 July 25, 2018.

Kathryn Kudelka, Planning Board Secretary