

PLANNING BOARD  
CITY OF SOUTH AMBOY

**RESOLUTION # 12-2008**

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SOUTH AMBOY  
RECOMMENDING TO THE CITY COUNCIL THE DESIGNATION OF BLOCK 43  
LOT 14 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**, the City Council of South Amboy ("City") adopted Resolution # 100-2008, authorizing the Planning Board to conduct an investigation to determine if Block 43, Lot 14 (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 "Block 43, Lot 14, 138 Broadway, Area in Need of Redevelopment Review" dated June 11, 2008(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; and

**WHEREAS**, after public notice required by law was published and mailed regular and certified mail to the owners of the property in the Study Area, the Planning Board conducted a hearing on July 30, 2008 to hear the comments of the public regarding the Report and the proposed area designation; and

**WHEREAS**, on July 30, 2008, 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-3; 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 July 30, 2008; and

WHEREAS, this Resolution incorporates by reference all discussions, presentations and reports as well as the testimony taken at a public hearing held on July 30, 2008 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:**

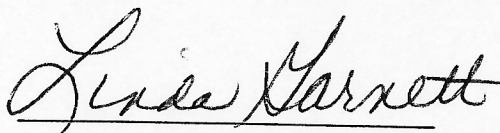
1. For the reasons set forth in the report of AJV Engineering entitled "Block 43, Lot 14, 138 Broadway, Area in Need of Redevelopment Review" dated June 11, 2008 (the "Report"), and after due consideration of all the testimony and exhibits submitted to the Planning Board on July 30, 2008, substantial 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 July 30, 2008 that the property known as Block 43, Lot 14 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.

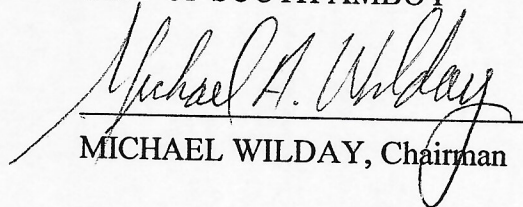
4. That this Resolution shall be effective immediately.

ATTEST:



LINDA GARNETT, Secretary

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY



MICHAEL WILDAY, Chairman