

RESOLUTION PB - 13-15

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SOUTH AMBOY
RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO THE ROUTE 35
NORTH REDEVELOPMENT PLAN REGARDING PERMITTED USES AND BULK
STANDARDS PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING
LAW**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the governing body of a municipality may refer to the Planning Board a request to prepare a recommendation regarding the amendment of a redevelopment plan in accordance with N.J.S.A. 40A:12A-7; and

WHEREAS, the City Council of South Amboy ("City") adopted A Resolution dated October 7, 2015, referring to the Planning Board for a review and report the question of a potential amendment to the Route 35 North Redevelopment Plan, a copy of which is attached to this Resolution; and

WHEREAS, the Planning Board's consultant AJV Engineering, Inc., has in order to assist in the aforementioned investigation, prepared a report regarding its findings and opinion as to whether to recommend an amendment to the Route 35 North Redevelopment Plan; and

WHEREAS, Angelo J. Valetutto, P.P., of AJV Engineering, Inc., conducted an investigation and prepared a letter report dated October 20, 2013 (the "10/20/15 Report") (a copy of the 10/20/15 Report is attached to this Resolution); and

WHEREAS, on October 28, 2015, Angelo J. Valetutto, P.P., presented testimony at a meeting of the Planning Board regarding the analysis and opinions set forth in the 10/20/15 Report which advised that it would be a reasonable amendment to the Route 35 North Redevelopment Plan to amend the permitted uses to include multifamily apartments, townhomes and condominiums, including age-restricted residences, with associated bulk standards as set forth in the 10/20/15 Report; and

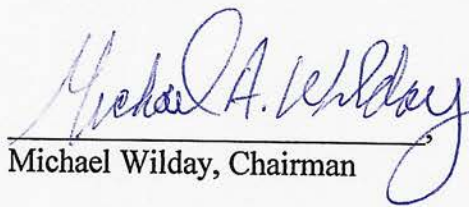
WHEREAS, the Planning Board has considered the opinion contained in the 10/20/15 Report that in the event changes to the permitted uses in the Redevelopment Plan are recommended, the Board should also recommend that no ingress/egress onto John Street be permitted, except for emergency vehicles; and

WHEREAS, the Planning Board has considered the Report and testimony and desires to provide its recommendation to the City Council that the Route 35 North Redevelopment Plan be amended consistent with the additional permitted uses and bulk standards set forth in the 10/20/15 Report.

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

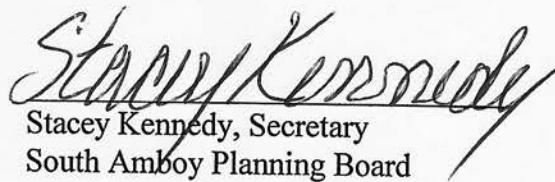
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1. The Planning Board recommends that the Route 35 North Redevelopment Plan be amended to include as permitted uses Multifamily apartments, townhomes and condominiums, including age-restricted residences, and that bulk standards as applicable in the Southern Waterfront Area and as attached to the 10/20/15 Report be included as an amendment to the Route 35 North Redevelopment Plan applicable to such additional permitted uses.
2. The Planning Board recommends that the Route 35 North Redevelopment Plan be further amended to prohibit ingress/egress on John Street except for emergency vehicles.
3. A copy of this Resolution, together with the letter report of AJV Engineering, Inc., dated October 20, 2015 shall be forwarded by the Board Secretary to the Mayor and City Council of the City of South Amboy.
4. This Resolution shall be effective immediately.


Michael Wilday, Chairman

Dated: October 28, 2015

I HEREBY CERTIFY that this is a true copy of a Resolution enacted at a duly convened public meeting of the City of South Amboy Planning Board held on October 28, 2015.


Stacey Kennedy, Secretary
South Amboy Planning Board