

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 13 -19
Application Number 400-19

Resolution granting Final Major Site Plan approval as to Phase 1
Block 161.02, Lots 6.03, 6.04, and 90
City of South Amboy

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Development Regulations Chapter 53, the within application has been submitted to the City of South Amboy Planning Board (the "Board") by Wisniewski & Associates, LLC (John S. Wisniewski, Esq., appearing) on behalf of Samboy Partners Urban Renewal, LLC (the "Applicant") for Final Major Site Plan Approval as to Phase 1 with regard to Block 161.02, Lots 6.03, 6.04, and 90 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area.

WHEREAS, applicant received Preliminary Major Site Plan Approval as to Phase 1 on July 24, 2019, and

WHEREAS, the application reviewed by the Board consisted of those plans and documents as identified in the Resolution Compliance Report prepared by AJV Engineering, Inc., the consultant to the Planning Board, dated November 27, 2019;

Description of Report

Date of Report

Resolution Compliance Report AJV Engineering Inc.

November 27, 2019

WHEREAS, The Board, after carefully considering the evidence presented to it by or on behalf of the Applicant, and upon the advice and recommendations of the advisory municipal personnel, and consultants (including, without limitation, those set forth in the aforesaid Resolution Compliance Report), makes the following findings of facts:

FINDINGS OF FACT

Public Hearing December 10, 2019

1. The Applicant was represented by John S. Wisniewski, Esq.
2. Mr. Wisniewski on behalf of the Applicant acknowledged receipt of the Resolution Compliance Report dated November 27, 2019.
3. Mr. Wisniewski on behalf of the Applicant agreed to comply with the conditions and requirements of the Resolution Compliance Report, including but not limited to all representations made by or on behalf of applicant at the hearing including but not limited to:
 - a. Outside agency approval, including City Engineer review letter dated 12/10/19, South Amboy Redevelopment Agency, New Jersey Department of Environmental Protection, and Middlesex County Final Plat.
 - b. Height of monument sign for the development.

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PS-13-19
Application Number 409-18

Resolution granting Final Major Site Plan approval as to Phase 1
Block 181.02, Lots 8.03, 8.04, and 80
City of South Amboy

WHEREAS, pursuant to the applicable provisions of the City of South Amboy
Development Regulations Chapter 53, the within application has been submitted to the City of
South Amboy Planning Board (the "Board") by Wisniewski & Associates, LLC (John S.
Wisniewski, Esq., appearing on behalf of Sandoy Partners Urban Renewal, LLC (the "Applicant")
for Final Major Site Plan Approval as to Phase 1 with regard to Block 181.02, Lots 8.03, 8.04, and
80 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area.

WHEREAS, applicant received Preliminary Major Site Plan Approval as to Phase 1 on
July 24, 2018, and

WHEREAS, the application reviewed by the Board consisted of those plans and
documents as identified in the Resolution Compliance Report prepared by ALV Engineering, Inc.,
the consultant to the Planning Board, dated November 27, 2018.

<u>Date of Report</u>	<u>Description of Report</u>
November 27, 2018	Resolution Compliance Report ALV Engineering Inc

WHEREAS, The Board, after carefully considering the evidence presented to it by or on
behalf of the Applicant, and upon the advice and recommendations of the advisory municipal
personnel and consultants (including, without limitation, those set forth in the aforesaid Resolution
Compliance Report), makes the following findings of fact:

FINDINGS OF FACT

Public Hearing December 10, 2018

1. The Applicant was represented by John S. Wisniewski, Esq.
2. Mr. Wisniewski on behalf of the Applicant acknowledged receipt of the Resolution
Compliance Report dated November 27, 2018.
3. Mr. Wisniewski on behalf of the Applicant agreed to comply with the conditions and
requirements of the Resolution Compliance Report, including but not limited to all
representations made by or on behalf of applicant at the hearing including but not
limited to:
 - a. Outside agency approval, including City Engineer review letter dated
12/10/18, South Amboy Redevelopment Agency, New Jersey Department of
Environmental Protection, and Middlesex County Final Plan.
 - b. Height of monument sign for the development.

- c. Location and size of Monument commemorating the explosion of 1950 in the City of South Amboy.
- d. To the extent that any Resolution Compliance Report refers to or requires an agreement with NJ Transit to complete off-tract improvements, the Applicant is only required to use diligent best efforts to obtain same.

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby **grants** Application #400-19 for Final Major Site Plan approval in Block 161.02, Lots 6.03, 6.04, and 90 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area as to Phase 1 and

1. Compliance with recommendations set forth in the Resolution Compliance Report dated November 27, 2019 together with all conditions and recommendations set forth in prior Planning Reports.
2. Entry into a Developers agreement as required by SARA.
3. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
4. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Final Major Site Plan Approval
5. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on December 10, 2019.
6. All other matters set forth above, and/or incorporated herein.
7. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
8. Payment of all sums now and/or hereafter due for application fees and/or escrows.
9. 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 December 10, 2019.

- c. Location and size of monument commemorating the explosion of 1950 in the City of South Amboy.
- d. To the extent that any Resolution Compliance Report refers to or requires an agreement with NJ Transit to complete off-track improvements, the Applicant is only required to use diligent best efforts to obtain same.

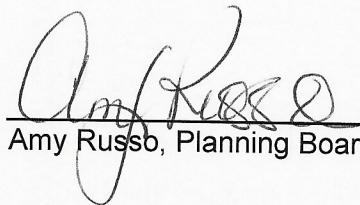
NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby grants Application 1400-19 for Final Major Site Plan approval in Block 181.02, Lots 8-03, 8-04, and 8-05 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area as to Phase 1 and

1. Compliance with recommendations set forth in the Resolution Compliance Report dated November 27, 2019 together with all conditions and recommendations set forth in prior Planning Reports.
2. Entry into a Developers agreement as required by SARA.
3. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
4. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Final Major Site Plan Approval.
5. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on December 10, 2019.
6. All other matters set forth above, and/or incorporated herein.
7. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
8. Payment of all sums now and/or hereafter due for application fees and/or escrows.
9. 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 December 10, 2019.

Planning Board Block 161.02 Lots 6.03,6.04 and 90

	Aye	Nay	Abstain
Mary Szaro	x		
Scott Kominkiewicz			
Tom Kelly	x		
Mayor Henry	x		
Brian McLaughlin		x	
Francis Mulvey			
Holly Hughes	x		
George Baranowski			
Catherine Corey	x		
Alternates			
Janet Kern	x		
Jorge Gonzales-Gomez	x		



Amy Russo, Planning Board Secretary

Planning Board Block 181.02 Lots 6.03, 6.04 and 80

	Aye	Nay	Abstain
Mary Szaro	x		
Scott Kominiowicz			
Tom Kelly	x		
Mayor Henry	x		
Shan McLoughlin		x	
Francis Mulvey			
Holly Hughes	x		
George Sarnowski			
Catherine Cory	x		
John Kelly			
Jane Kern	x		
Jorge Gonzalez-Gomez	x		

Amy Russo, Planning Board Secretary

