

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 14 -19
Application Number 400-19

Resolution granting Final Major Subdivision Approval
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 Subdivision Approval 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 Subdivision Approval 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.

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB-14-19
Application Number 400-19

Resolution granting Final Major Subdivision Approval
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 Winiawski & Associates, LLC (John S. Winiawski, Esq., appearing on behalf of South Amboy Partners Urban Renewal, LLC (the "Applicant")) for Final Major Subdivision Approval 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 Subdivision Approval on July 24, 2019, and

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

<u>Date of Report</u>	<u>Description of Report</u>
November 27, 2019	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 attached Resolution Compliance Report), makes the following findings of fact:

FINDINGS OF FACT

Public Hearing December 10, 2019

1. The Applicant was represented by John S. Winiawski, Esq.
2. Mr. Winiawski on behalf of the Applicant acknowledged receipt of the Resolution Compliance Report dated November 27, 2019.
3. Mr. Winiawski 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:

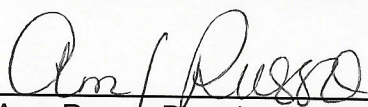
a. Outside agency approval including City Engineer review letter dated 12/01/19, South Amboy Redevelopment Agency, New Jersey Department of Environmental Protection, and Middlesex County Final Plat.

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby **grants** Application #400-19 for Final Major Subdivision 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 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. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
3. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Final Major Subdivision Approval
4. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on December 10, 2019.
5. All other matters set forth above, and/or incorporated herein.
6. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
7. Payment of all sums now and/or hereafter due for application fees and/or escrows.
8. 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.

	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

NOW, THEREFORE, BE IT RESOLVED that the City of South Amboy Planning Board hereby grants Application #400-19 for Final Major Subdivision Approval in Block 181.02, Lots 8.03, 8.04, and 9.0 on the Tax Map of the City of South Amboy in the Beach Club District Redevelopment Area 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. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
3. Compliance with each and all other applicable approvals, if any, required by law or state or regulation to perfect a Final Major Subdivision Approval.
4. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on December 10, 2019.
5. All other criteria set forth above, and/or incorporated herein.
6. Payment of all outstanding unpaid taxes and other municipal charges and assessments.
7. Payment of all sums now and/or hereafter due for application fees and/or estows.
8. 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.

	Aye	Nay	Abstain
Mary Szaro	X		
Scott Kowalevich			
Tom Kelly	X		
Mayor Henry	X		
Brian McLaughlin		X	
Francis Murvey			
Holly Hughes	X		
George Baranowski			
Catherine Corey	X		
Alexander			
Janet Kern	X		
Jorge Gonzalez-Gomez	X		


 Amy Fuesel, Planning Board Secretary