

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION # 2-2008

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SOUTH AMBOY  
RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO THE  
BROADWAY/MAIN STREET REDEVELOPMENT PLAN REGARDING MAXIMUM  
BUILDING HEIGHT, OFF-STREET PARKING AND DENSITY, 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 Resolution 259-2007, referring to the Planning Board for a review and report the question of an amendment to the Broadway/Main Street Redevelopment Plan, a copy of which is attached to this Resolution; 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 to recommend an amendment to the Broadway/Main Street Redevelopment Plan ; and

WHEREAS, Angelo J. Valetutto, P.P., of AJV Engineering, Inc., conducted an investigation and prepared a report entitled "Broadway/Main Street Redevelopment Plan Review" and dated December 31, 2007 (the "12/31/07 Report") (a copy of the 12/31/07 Report is attached to this Resolution); and

WHEREAS, on January 7, 2008, Angelo J. Valetutto, P.P., presented testimony at a meeting of the Planning Board regarding the findings and conclusions of the 12/31/07 Report and which concluded that the Broadway/Main Street Redevelopment Plan should be amended to in relation to building height, off-street parking and density; and

WHEREAS, the Planning Board has considered the 12/31/07 Report and the testimony by Angelo Valetutto, P.P. and desires to provide its recommendation to the City Council that the Broadway/Main Street Redevelopment Plan be amended consistent with the 12/31/07 Report.

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

1. The Planning Board recommends that the Broadway/Main Street Redevelopment Plan be amended as follows:



Section VII

C. Bulk Standards

DELETE i. Maximum building height 42 feet/3 stories

ADD i. Maximum building height 55 feet/4 stories

DELETE j.4. Residential 2/du

ADD j.4. Residential Studio 1.0/du

One-Bedroom 1.5/du

Two-Bedrooms 2.0/du

Three or More Bedrooms 2.3/du

DELETE Maximum Density 7.75 units/ gross acre\*

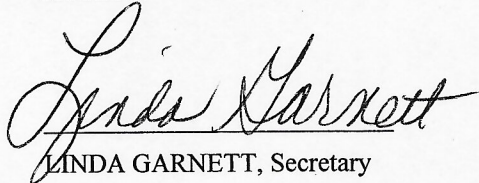
\* A density credit of one unit/gross acre for every two additional off-street parking spaces for public use (i.e. adjoining property owners)

ADD Maximum Density 7.75 units/cross acre\*

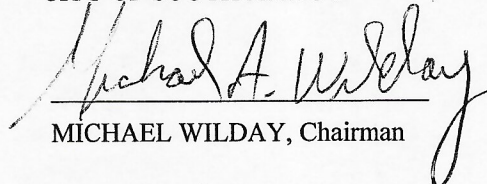
\*A density credit of one unit/gross acre for every two additional off-street parking spaces for public use (i.e. adjoining property owner) or for each existing dwelling unit removed from lots qualifying under Section 5, paragraph d of the LRHL. Residential studio uses shall be considered 0.5 dwelling units.

2. The Planning Board recommends that the Broadway/Main Street Redevelopment Plan be amended to set forth that Block 42, Lots 19, 20, 21 and Block 47, Lot 12 are the specific Block(s) and Lot(s) to which the potential density credit for removal of existing dwelling units applies.
3. A copy of this Resolution, together with the letter report of AJV Engineering, Inc., dated December 31, 2007 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.

ATTEST:

  
LINDA GARNETT, Secretary

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY

  
MICHAEL WILDAY, Chairman

Dated: January 7, 2008

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 January 7, 2008.

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Linda Garnett, Secretary  
South Amboy Planning Board





Angelo J. Valetutto, P.E., P.P.  
Jason C. Valetutto, P.E., P.P.  
December 31, 2007

Mr. Michael Wilday, Acting Board Chairman  
City of South Amboy Planning Board  
140 North Broadway  
South Amboy, NJ 08879

Re: Broadway/Main Street Redevelopment Plan Review  
City Council Resolution 259-2007  
City Planning Board Resolution 33-2007

Dear Mr. Wilday:

In accordance to the above referenced resolutions, the undersigned has reviewed the Broadway/Main Street Redevelopment Plan. In addition, the undersigned has included in the review, comments contained in a letter dated 10/17/07 from the South Amboy Redevelopment Agency attorney.

The current Broadway/Main Street Redevelopment Plan was prepared in full compliance with the Local Redevelopment and Housing Law ("LRHL") as amended. The Plan included

"an outline for planning, development, or rehabilitation of the project area sufficient to indicate

1. Its relationship to define local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to the displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development Plan adopted pursuant to the State Planning Act, P.L. 1988."

The Broadway/Main Street Redevelopment Plan was first approved by Ordinance #6-2002, adopted 5/15/02. The Plan was amended by Ordinance #20-2005, adopted 8/17/05 for the redevelopment of Block 160. Lot 1.03, situated along lower Main Street.