

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SOUTH AMBOY
RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT TO THE
SOUTHERN WATERFRONT REDEVELOPMENT PLAN REGARDING POOLS,
PORCH ENCLOSURES AND LIGHTHOUSE BAY RECREATION ASSOCIATION
MEMBERSHIP, 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 39-2008, referring to the Planning Board for a review and report the question of an amendment to the Southern Waterfront 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 Southern Waterfront Redevelopment Plan; and

WHEREAS, Angelo J. Valetutto, P.P., of AJV Engineering, Inc., conducted an investigation and prepared a report entitled "Southern Waterfront Redevelopment Plan Review, Swimming Pools/Porch Enclosures" dated February 12, 2008 (the "2/12/08 Report") (a copy of the 2/12/08 Report is attached to this Resolution); and

WHEREAS, on February 21, 2008, Angelo J. Valetutto, P.P., presented testimony at a meeting of the Planning Board regarding the findings and conclusions of the 2/12/08 Report which concluded that the Southern Waterfront Redevelopment Plan should be amended to permit the installation of pools as an accessory use to single family detached properties, set rear and side-yard set backs for such use, and remove the mandatory membership of all single family detached property owners in the Lighthouse Bay Recreation Association; and

WHEREAS, on February 21, 2008 Angelo J. Valetutto, P.P., presented testimony at a meeting of the Planning Board regarding the findings and conclusions of the 2/12/08 Report which concluded that the Southern Waterfront Redevelopment Plan should not be amended to permit the enclosure of porches due to the impact it would have on architectural styles, aesthetics and lot coverage.

WHEREAS, the Planning Board has considered the Report and desires to provide its recommendation to the City Council that the Southern Waterfront Redevelopment Plan be amended consistent with the 2/12/08 Report.

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

1. The Planning Board recommends that the Southern Waterfront Redevelopment Plan be amended as set forth in the letter report of AJV Engineering, Inc., "Southern Waterfront Redevelopment Plan Review, Swimming Pools/Porch Enclosures," dated February 12, 2008.
2. The Planning Board recommends that the Southern Waterfront Redevelopment Plan be amended to permit the installation of pools as an accessory use with single family detached properties, with such uses to have a minimum side-yard and rear-yard set back of 5 feet. With respect to above ground pools, the minimum 5 feet set back shall be measured from the edge of any decking that may surround the above ground pool.
3. The Planning Board recommends that the Southern Waterfront Redevelopment Plan be amended to remove any requirement imposing mandatory membership to the Lighthouse Bay Recreation Area Association on the owners of single family detached properties.
4. The Planning Board recommends that the Southern Waterfront Redevelopment Plan not be amended to permit the enclosure of porches.
5. A copy of this Resolution, together with the letter report of AJV Engineering, Inc., dated February 12, 2008 shall be forwarded by the Board Secretary to the Mayor and City Council of the City of South Amboy.
6. This Resolution shall be effective immediately.


Michael Wilday, Chairman

Joseph Connors, Acting Chair

Dated: March 26, 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 March 26, 2008.

Linda Garnett, Secretary
South Amboy Planning Board