

**PLANNING BOARD OF THE CITY OF SOUTH AMBOY RESOLUTION
RECOMMENDING TO THE GOVERNING BODY OF THE CITY OF SOUTH
AMBOY THE DESIGNATION OF BLOCK 161.02, LOTS 24 AND 24.01, AS AN
AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the governing body may direct the Planning Board of the City of South Amboy ("Planning Board") to conduct an investigation and public hearing to determine whether certain areas ("subject property") of the City of South Amboy (the "City") are in need of redevelopment pursuant to the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the governing body adopted a Resolution authorizing and directing the Planning Board to undertake a preliminary investigation to determine whether an area within the City is in need of redevelopment; and

WHEREAS, in furtherance of the referral by the governing body, the Planning Board retained the planning consultants, AJV Engineering, Inc., to conduct a study and prepare a report as to the Proposed Redevelopment Area; and

WHEREAS, on or about December 3, 2010, AJV Engineering, Inc. prepared a report entitled "Redevelopment Area Report For Block 161.02, Lots 24 and 24.01, City of South Amboy, Middlesex County, New Jersey" ("Needs Study"); and

WHEREAS, the Needs Study was prepared by analyzing the applicability of the statutory criteria under N.J.S.A. 40A:12A-5 to the Study Area, the boundaries of which are set forth on a map entitled "Redevelopment Area Boundary Map" and contained at Appendix I within the Needs Study; and

WHEREAS, after public notice required by law was published on December 4, 5, 11 and 12, 2010 and mailed by regular and certified mail to the owners of property in the Study Area, the Planning Board conducted a hearing on December 22, 2010 to hear the comments of the public regarding the Report and the proposed area designation; and

WHEREAS, on December 22, 2010 Angelo J. Valetutto, P.E., P.P. presented testimony at the public hearing regarding the findings and conclusions of the Report and concluded that the Study Area met the criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5(b), 5(d) and 5(e) and that the property within the Study Area should be included in the area under N.J.S.A. 40A:12A-3; and

WHEREAS, the following Exhibits were entered into the record and considered by the Board: