

**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 SHORT AND  
LONG TERM SKILLED NURSING FACILITIES, 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 59-2011, 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, on February 23, 2011, 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, Short and Long Term Skilled Nursing Facility" dated March 15, 2011 (the "3/15/11 Report") (a copy of the 3/15/11 Report is attached to this Resolution); and

WHEREAS, Angelo J. Valetutto, P.P., of AJV Engineering, Inc., prepared a supplement to the 3/15/2011 Report dated March 22, 2011 (the "3/22/11 Supplement") (a copy of the 3/22/11 Supplement is attached to this Resolution); and

WHEREAS, on March 23, 2011, Angelo J. Valetutto, P.P., presented testimony at a meeting of the Planning Board regarding the findings and conclusions of the 3/15/11 Report and 3/22/11 Supplement which concluded that the Southern Waterfront Redevelopment Plan should be amended to permit Short and Long-Term Skilled Nursing Facilities as a permitted use in the Southern Waterfront Redevelopment Area (West of the New Jersey Transit line); and

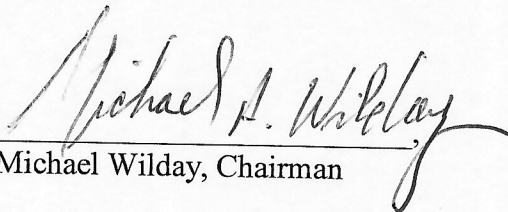
WHEREAS, the Planning Board has considered the Report and Supplement and desires to provide its recommendation to the City Council that the Southern Waterfront Redevelopment Plan be amended consistent with the 3/15/11 Report and 3/22/11 Supplement.

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.,

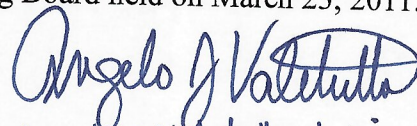
“Southern Waterfront Redevelopment Plan Review, Short and Long Term Skilled Nursing Facility” dated March 15, 2011 and the supplemental letter dated March 22, 2011.

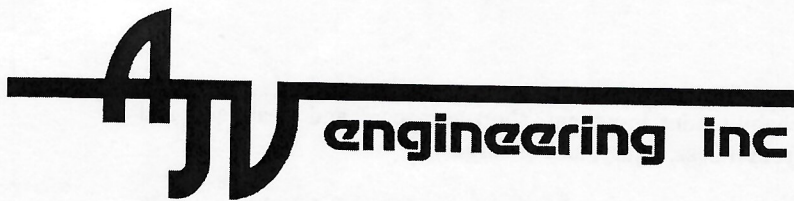
2. The Planning Board recommends that the Southern Waterfront Redevelopment Plan be amended to permit Short and Long-Term Skilled Nursing Facilities as a permitted use in the Southern Waterfront Redevelopment Area (West of the New Jersey Transit line);
3. A copy of this Resolution, together with the letter report of AJV Engineering, Inc., dated March 15, 2011 and supplement dated March 22, 2011 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.

  
Michael Wilday, Chairman

Dated: March 23, 2011

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 23, 2011.

  
Angelo J. Valetutto, Acting  
Linda Garnett, Secretary  
South Amboy Planning Board



Angelo J. Valetutto, P.E., P.P.  
Jason C. Valetutto, P.E., P.P.  
March 15, 2011

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

Re: Southern Waterfront Redevelopment Plan Review  
Short and Long Term Skilled Nursing Facility

Dear Mr. Wilday:

Pursuant to City Council Resolution No. 59-2011, adopted 2/16/11 and Planning Board Resolution adopted 2/23/11, the undersigned has reviewed the Southern Waterfront Redevelopment Plan for including a Short and Long-Term Skilled Nursing Facility as a permitted use. The Planning Board's review and recommendation is as required under N.J.S.A. 40A:12A-7 whereby the Planning Board's recommendation to City Council must be filed within forty-five days after referral.

The analysis included review of the current Southern Waterfront Redevelopment Plan report dated 5/14/04 as amended by Ordinance No. 16-2009 (adopted 8/19/09), as well as all prior plans and City Council Ordinances 03-95 (adopted 2/14/95), 20-97 (adopted 9/17/97), 8-99 (adopted 3/17/99), and 13-99 (adopted 5/5/99). The analysis is being performed in full compliance with the Local Redevelopment and Housing Law (LRHL) P.L. 1992, et seq. The analysis encompassed the various components contained in all prior Redevelopment Plans, such as Project Goals, Project Area Description, Regional Overview, Environmental Overview of Redevelopment Site, Land Use Plan, Land Use Provisions and Standards, General Design Objectives, Circulation Plan, South Amboy Master Plan and Zoning, Comparison with other Master Plans, and Implementation of the Redevelopment Plan.

Our review of the preceding Southern Waterfront Redevelopment Plans reveal that since the adoption of the initial one in 1995, the Project Goals have been achieved. With each passing review/amendment to the Southern Waterfront Redevelopment Plan, Project Goal 17, which reads "To minimize any disruption or inconvenience to any of the residents, businesses, or organizations within or adjacent to the redevelopment area", is being met by continuing the process to modify as necessary to meet the needs of the City's citizens. The Project Area Description, as adjusted by the current development by the single family detached, single family attached/townhouses, a community center, and various recreational uses, remains the same. The Regional Overview, with the exception of the age-restricted development, remains the same. The development of the age-restricted building meets a growing need for the City. While a Short and Long-Term Skilled Nursing Facility is not solely for the older population, seniors do represent a significant percentage of their patients. The Environmental Overview of the Redevelopment Site, with the exception of the development that has taken place, remains the same, with all development in accordance to the local, County, State, and Federal requirements for development in areas along the waterfront. The Land Use Plan currently does not identify Short and Long-Term Skilled Nursing as a permitted use. Based on the need for a large land area for a Short and Long-Term Skilled Nursing Facility, the only area that could accommodate the use is that portion of the Southern Waterfront Redevelopment Area west of the New Jersey Transit line. General Design Objectives are not affected by the inclusion of a Short and Long-Term Skilled Nursing Facility. The Circulation Plan, South Amboy Master Plan and Zoning, comparisons with other Master Plans, and implementation of the Redevelopment Plan are not affected by the proposed amendment to the Southern Waterfront Redevelopment Plan.

Based on the above analysis, it is recommended that Short and Long-Term Skilled Nursing Facilities should be included as a permitted use in the Southern Waterfront Redevelopment Area (West of NJ Transit line). Permitted uses should include physical and occupational therapy for patients recovering from such

medical issues as surgery and post-stroke rehabilitation; in-patient, short-term care and treatment; and rehabilitation services for persons recovering from illness, injury, and/or surgery.

Prohibited Uses should include mental health, drug or alcohol rehabilitation services. In addition, only dialysis services should be permitted as an out-patient use. All other uses are to be in-patient services.

It is recommended that Short and Long-Term Skilled Nursing Facilities be a permitted use in the Southern Waterfront Redevelopment Area (West of NJ Transit line) as it will fill a need for the City and its aging population and a use that was considered/permitted by the City Planning Board in the Northern Waterfront Redevelopment Area.

In summary, we recommend the following revisions to the Southern Waterfront Redevelopment Plan:

**LAND USE PROVISIONS AND STANDARDS**

**ADD 7. Short and Long-Term Skilled Nursing Facility (property West of New Jersey Transit Line)**

- A. Permitted Uses: Short and Long-Term Skilled Nursing Facility to provide in-patient short-term care, treatment and rehabilitation for persons recovering from illness, injury and/or surgery; in-patient long-term care, treatment, and rehabilitation for persons with medical conditions such as Alzheimer's, dementia, and other age-related diseases; in-patient physical and occupational therapy for patients recovering from such medical issues as surgery and post-stroke rehabilitation. No out-patient services permitted other than dialysis.

Prohibited Uses: Out-patient services, other than dialysis patients; mental health, drug, or alcohol care, counseling, or rehabilitation.

B. Bulk Standards

Minimum Lot Size: 3 acres

Minimum Setbacks:

Front Yard: 25 feet structure, 15 feet building canopies, awnings, overhangs

Rear Yard: 25 feet

Side/Total Side Yard: 7<sup>5</sup> feet/ 50 feet *o.j.v.*

Maximum Lot Coverage: 30%

Maximum Impervious Coverage: 65%

Maximum Building Height: 4 stories/50 feet

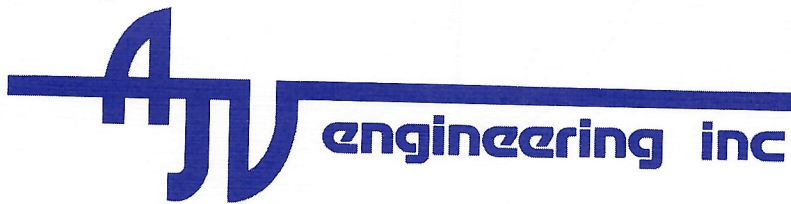
Minimum Off-Street Parking: 1/employee (maximum shift) + 1/every ~~two~~ <sup>two</sup> patient beds *o.j.v.*

Please do not hesitate to contact me should you require any further detail or discussion.

Very truly yours,

*Angelo J. Valetutto, P.E., P.P.*  
Angelo J. Valetutto, P.E., P.P.  
Board Consultant

pc: All Board Members  
Ms. Linda Garnett, Board Secretary  
Joseph J. Maraziti, Esq., Board Attorney, via fax only



Angelo J. Valetutto, P.E., P.P.  
Jason C. Valetutto, P.E., P.P.  
March 22, 2011

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

Re: Southern Waterfront Redevelopment Plan Review  
Short and Long Term Skilled Nursing Facility

Dear Mr. Wilday:

Pursuant to Mr. Brewer's letter of 3/18/11, a recent amendment to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., a bill designated and known as A-500 requires additional review for Redevelopment Plans. The relevant provisions of the bill amended the Local Redevelopment and Housing Law at N.J.S.A. 40A-12A-7(a)6 and 7(a)7 with regard to affordable housing.

We offer the following as it relates to our review of the above referenced Redevelopment Plan, and be accepted as part of our review letter of 3/15/11.

N.J.S.A. 40A:12A-7(a)6 requires an inventory of all low and moderate housing units that are to be removed as part of the implementation of the Redevelopment Plan. The area being considered for the change in the Southern Waterfront Redevelopment Plan is vacant and its previous use was industrial purposes. Thus, there are no housing units of any type, including low or moderate housing units, that will be removed as part of this plan amendment consideration.

N.J.S.A. 40A:12-7(a)7 requires a plan, through new construction or rehabilitation, for comparable affordable housing replacement units for each affordable housing unit that has been occupied within the last eighteen months, is subject to affordability controls and that is identified to be removed as a result of the implementation of the redevelopment plan amendment. Since there are no housing units of any type, including low and moderate housing units, being removed as part of the proposed plan amendment, there is no requirement for this section of the law.

Please accept this letter as part of our review letter of 3/15/11. Since neither of these sections of the recent amendment require any modification to our recommendations, all comments and recommendations of our 3/15/11 review letter remain as stated. The review contained in this letter provides that we have included all current requirements of the Local Redevelopment and Housing Law.

Very truly yours,

Angelo J. Valetutto, P.E., P.P.

Pc: All Board Members  
Ms. Linda Garnett, Board Secretary  
Joseph J. Maraziti, Esq., Board Attorney, via fax only  
Andrew M. Brewer, Esq., via fax only