

PLANNING BOARD  
CITY OF SOUTH AMBOY

**RESOLUTION # 03-2008**

**A RESOLUTION APPROVING FINAL MAJOR SITE PLAN TO PERON  
DEVELOPMENT / SOUTH AMBOY II, LLC FOR BLOCK 22, LOTS 3, 3.01, 3.02 & 4;  
BLOCK 23 LOTS 1, 1.03, 1.04 & 2; BLOCK 24 LOT 2.01**

**WHEREAS**, application has been made by Peron Development / South Amboy II, LLC, (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for subdivision and preliminary and final site plan approval (Block 22, Lots 3, 3.01, 3.02 & 4; Block 23, Lots 1, 1.03, 1.04 & 2; and Block 24, Lot 2.01, located in South Amboy); and

**WHEREAS**, the Planning Board held a public hearing on November 28, 2007 at which time the Board approved the Applicant’s application for subdivision and preliminary site plan approval; and

**WHEREAS**, the approval of preliminary site was memorialized by Planning Board Resolution 38-2007 dated December 18, 2007; and

**WHEREAS**, said Applicant was represented by Brian R. Tipton, Esquire; and

**WHEREAS**, the Planning Board held a hearing on the application for final site plan approval on January 23, 2008; and

**WHEREAS**, the following Findings of Fact were made:

**FINDINGS OF FACT**

1. The development of the 118 residential units will be in 17 buildings comprised of 4, 5, 6 and 8 unit buildings.
2. The site plan application is fully conforming to the applicable zoning regulations and does not require any variances.