

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.

3. That a Final Site Plan, entitled "Preliminary and Final Site Plan for South Amboy – Lower Broadway Redevelopment", prepared by French & Parrello, Applicant's Engineers, dated October 15, 2007 and revised through 1/11/08, and consisting of 15 sheets was submitted and considered by the Board.
4. That architectural floor plans/elevation views, entitled, "Lower Broadway Redevelopment Townhomes at John T. O'Leary Boulevard Extension" prepared by EDI Architects, PC, dated July 11, 2007 and consisting of four sheets were submitted and considered by the Board.
5. That a Storm Drainage report entitled "Stormwater Management Plan for Lower Broadway Development" prepared by French and Parello, P.A. dated October 12, 2007 was submitted and considered by the Board.
6. That the project is located in the Southern Waterfront Redevelopment Zone and consists of a permitted use and does not require the issuance of any variances.

Based upon the above Findings of Fact, the Board Concludes as follows:

CONCLUSION

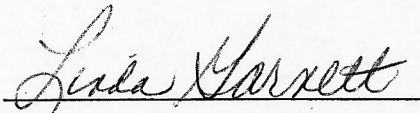
1. That the Final Major Site Plan as submitted and made part of the record, is herein approved subject to the conditions set forth in the AJV Engineering, Inc. reports of October 19, 2007, November 28, 2007 and January 17, 2008 and the conditions set forth on the record.

NOW, THEREFORE, BE IT RESOLVED that the Application for Final Major Site Plan is herein granted subject to the following conditions:

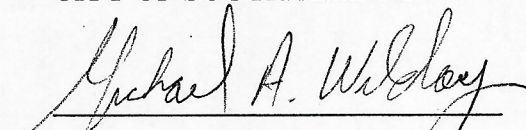
1. Applicant shall comply with the terms of the AJV Engineering, Inc. reports of October 19, 2007, November 28, 2007 and January 17, 2008.
2. That any revisions of the Plans and Exhibits be submitted in accordance with the comments of said City Engineer, as set forth in the AJV Engineering, Inc. reports of October 19, 2007, November 28, 2007 and January 17, 2008.
3. Applicant shall publish a brief notice of determination in an official newspaper of the City within 20 days of receipt of a copy of this Resolution from the Planning Board Secretary. Applicant shall furnish to the Board an Affidavit of Publication by said newspaper.

4. That all outstanding taxes, application, and escrow fees be paid in full.
5. This Resolution shall take effect as provided by law.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


MICHAEL WILDAY, Chairman