

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION PB-35-2007
RESOLUTION TO APPROVE MINOR SUBDIVISION OF LANDS OF
BAKER RESIDENTIAL LIMITED PARTNERSHIP

WHEREAS, application has been made by Baker Residential Limited Partnership (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for minor subdivision approval (Block 60, Lot 1); and

WHEREAS, Board held a public hearing on October 24, 2007 and has carefully considered the application and the report of Angelo Valetutto, P.P., dated October 16, 2007 as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Board has made the following findings and conclusions:

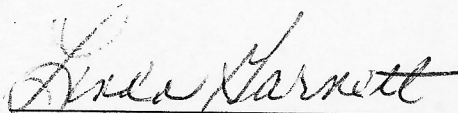
1. Applicant seeks a minor subdivision intended to facilitate conveyance of a portion of Lot 1 in Block 60, consisting of approximately 362 square feet, from the Applicant to the adjoining landowner to merge with Lot 1 in Block 61.
2. The Applicant does not seek authorization for any additional construction, buildings or site work.
3. The subject property is depicted on a map entitled “Minor Subdivision, Block 60, Lot 1 & Block 61, Lot 1, City of South Amboy, Middlesex County, New Jersey” prepared by Kennon Surveying Services, Inc. (Howard E. Kraus, PLS) dated October 12, 2005.
4. The nature of the application is a minor subdivision so as to provide for a lot line adjustment and the ultimate conveyance of land between adjoining property owners.

NOW, Therefore Be It Resolved by the Planning Board of the City of South Amboy in

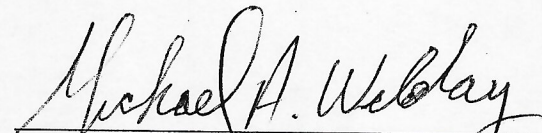
the County of Middlesex and State of New Jersey on this 28th day of November, 2007, Minor Subdivision Approval is hereby granted subject to the following conditions:

1. 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.
2. Applicant shall prepare a deed to perfect minor subdivision approval pursuant to N.J.S.A. 40:55D-47(d) for signature by the Board Chairman and Secretary. The said deed shall be reviewed by the Board Planner and Board Attorney prior to execution on behalf of the Board.
3. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
4. This Resolution shall take effect as provided by law.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


MICHAEL WILDAY, Vice Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted by the Planning Board of the City of South Amboy on November 28, 2007 at a duly convened meeting.

DATE:

Linda Garnett, Secretary