

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION PB-04 -08  
RESOLUTION TO APPROVE PRELIMINARY AND FINAL SITE PLAN FOR CHOUR  
CHANG BLOCK 47, LOT 3 LANDS OF THE CITY OF SOUTH AMBOY

WHEREAS, application has been made by Chour Chang (“Applicant”) to the Planning Board of the City of South Amboy (“Board”) for preliminary and final site plan approval (Block 47, Lot 3 located in South Amboy); and

WHEREAS, the Planning Board held a public hearing on February 28, 2007 and has carefully considered the application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, the Application will involve the renovation of the second floor of the existing structure from use for auto parts storage to two apartments; and

WHEREAS, the first floor of the existing building is being renovated from its prior use as an auto parts retail to a retail pharmacy use; and

WHEREAS, the subject property is located in the B-1 zone which permits up to two second floor apartments over a first floor retail use.

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

1. Applicant seeks site plan approval to renovate the upstairs of the existing building and change the upstairs use from auto parts storage to two apartments.
2. The application involves no variances.
3. That a survey of the subject property prepared by Harvey L. LaTerre, P.L.S., dated 1/03/05 was submitted and considered by the Board.

4. The subject property is depicted upon a plan entitled "Peterson Pharmacy, 125 North Broadway, Block 47, Lot 3," prepared by Se Hwan Kim, Architect, dated 01/04/08, which was submitted and considered by the Board.
5. The nature of the application is a site plan so as to permit the renovation and change in use of the second floor of the existing building from auto parts storage to two apartments.

NOW, Therefore Be It Resolved by the Planning Board in the City of South Amboy in the County of Middlesex and State of New Jersey on this 26th day of March, 2008 Preliminary and Final Site Plan 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. Satisfaction of all conditions set forth in the report of Angelo J. Valetutto, P.E., P.P. dated February 12, 2008.
3. That all outstanding taxes, application, and escrow fees be paid in full.
4. That the Applicant submit copies of Approvals of any other Governmental Agencies having jurisdiction over this Site.
5. Subject to all conditions placed on the record during the hearing held on February 21, 2008.
6. Applicant and its successors in interest shall comply with all applicable state, county, and municipal laws and requirements in the use of the property.
7. This Resolution shall take effect as provided by law.

ATTEST:

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY