

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 6-19
Application Number 396-18
611 Bordentown Avenue, LLC

Resolution granting Preliminary Major Site Plan Approval

Block 10, Lots 1 and 10.01
611 Bordentown Avenue
City of South Amboy
B-2 Zone

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance the within application has been submitted to the City of South Amboy Planning Board (the "Board") by Heilbrunn Pape, LLC. (Kenneth L. Pape, Esq., Appearing) on behalf of 611 Bordentown Avenue, LLC (the "Applicant") for Preliminary Major Site Plan Approval on Block 10, Lots 1 and 10.01 on the Tax Map of the City of South Amboy in the B-2 Zone; and located at 611 Bordentown Avenue.

WHEREAS, the application reviewed by the Board consisted of those plans and documents as identified in the reports prepared by Jason C. Valetutto, P.E., P.P., the consultant to the Planning Board, dated December 13, 2018;

WHEREAS, the application was certified as complete and a public hearing with respect to the Application was held by the Board on December 20, 2018 as per public notice and personal notice pursuant to NJSA 40:55D-12; and

WHEREAS, as part of the application and based upon the plans submitted and reviewed by the consultant to the Planning Board, and as a result of prior litigation and settlement memorialized in PB-13-17 the application presents a permitted use with no variances,

WHEREAS, at the public hearing, the following reports were entered into the record:

Description of Report

Date of Report

Planning Report AJV Engineering, Inc.

December 13, 2018

WHEREAS, The Board, after carefully considering the evidence presented to it by or on behalf of the Applicant, and upon the advice and recommendations of the advisory municipal personnel, and consultants (including, without limitation, those set forth in the aforesaid Planning Report), makes the following findings of facts:

FINDINGS OF FACT

1. The Applicant was represented by Kenneth L. Pape, Esq.
2. Mr. Pape on behalf of the Applicant acknowledged receipt of the Planning Report dated December 13, 2018
3. Mr. Pape reported to the Board on the history of the prior application for a Use Variance and Bulk Variances, resulting in a denial, litigation and an ultimate settlement.
4. Mr. Pape further represented to the Board that the elements of the application and the proposed plan are consistent with the settlement which permits 26 multifamily units with a maximum height of 45 ft (3 stories).
5. Mr. Pape introduced Andrew L. French as a Licensed Professional Engineer in the State of New Jersey who provided his qualifications and was accepted by the Board as a Professional Engineer.
6. Mr. French testified as follows:
 - a. Exhibit A-1 was introduced which was a colorized version of the landscaping plan which was a part of the application package.
 - b. The property is located on the south side of Bordentown Avenue.
 - c. The proposed building is located on the northern portion of the property.
 - d. Access is from Parker Avenue with no turning restrictions and from Portia Street which has a right turn in/right turn out restriction.
 - e. The plan conforms to the Bulk Variance relief in accordance with the settlement.
 - f. No new Bulk Variances are being requested.
 - g. There are 52 parking spaces with an additional 21 parking spaces which could be dedicated as public parking.
 - h. There is a paper street between the property and Highway 35 named Florence Street. If vacated, applicant would accept it and utilize it as a landscaped area.

- i. A storm water collection system has been designed to be owned and maintained by applicant.
 - j. Site lighting and landscaping has been designed as required.
 - k. There is to be no freestanding signage proposed.
 - l. The Applicant will bear the cost for construction of the additional parking for public use.
 - m. Trash removal will be by private hauler.
 - n. The comments in the Planning Report were addressed.
7. Mr. Pape introduced John Rea as a Licensed Professional Planner in the State of New Jersey who provided his qualifications and was accepted by the Board as a Professional Planner with an expertise in traffic and parking.
8. Mr. Rea testified as follows:
 - a. The circulation system as designed is adequate for the site.
 - b. Emergency vehicles can enter the site.
 - c. The proposed parking spaces of 52 meet the ordinance and exceed the RSIS standards.
9. The meeting was opened to the public.
10. Mary Coakley Accordino, residing at 236 John Street had concerns as to traffic conditions on Portia St. during ice, rain, and snow.
11. Corinne Kilduff residing at 328 Parker Avenue raised an issue with an existing fence which is actually on the applicant's property. Mr. Pape represented that if it is on Applicant's property, they will accept responsibility for maintaining it.
12. Michele Leonard residing at 148 Madison Street, questioned why Bordentown Avenue was not being used for ingress and egress and several other traffic issues.
13. The meeting was closed to the public.