

**CITY OF SOUTH AMBOY PLANNING BOARD**

**RESOLUTION PB 06 -24**  
**Application Number 417-21**

**Resolution granting a one year extension of approval for Preliminary and Final Major Site Plan with Deviations and Waiver.**

**Prior approval Resolution PB 05-22**  
**Block 161.02 Lots 20, 23, 24, 24.01**  
**Rosewell Street**  
**City of South Amboy**  
**Beach Club District Redevelopment Area**  
**Manhattan Beach Phase I Urban Renewal, LLC**

**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 Prime Law, LLC. (Jason R. Tuvel, Esq.) attorney for Manhattan Beach Phase I Urban Renewal, LLC. (the "Applicant") for a one year extension of approvals for Preliminary and Final Major Site Plan, Deviation and Waiver Approval for Maximum number of signs, Maximum sign area and location of wall/freestanding signs, and Waiver for Minimum curb distance from property line in order to permit the construction of three residential apartment buildings containing four hundred ninety nine total units on Block 161.02 Lots 20,23,24, 24.01 on the Tax Map of the City of South Amboy, Rosewell Street, in the Beach Club District Redevelopment Area; and,

**WHEREAS**, the application reviewed by the Board consisted of correspondence from Jason R. Tuval, Esq. Attorney for Applicant dated November 20, 2023 and,

**WHEREAS**, the Board, after carefully considering the application on behalf of the Applicant and upon the advice and recommendations of the advisory municipal personnel, and consultants and there appearing to be merit to the application and no detriment to the City of South Amboy and consistent with the MLUL and City ordinances,

**NOW, THEREFORE, BE IT RESOLVED** that the City of South Amboy Planning Board hereby **grants** Application #417-21 for extension of time to satisfy the conditions of the prior approval for a one year period effective January 26, 2024 Preliminary and Final Major Site Plan, Deviation and Waiver Approval for Maximum number of signs, Maximum sign area and location of wall/freestanding signs, and Waiver for Minimum curb distance from property line in order to permit the construction of three residential apartment buildings containing four hundred ninety nine total units on Block 161.02 Lots 20,23,24, 24.01 on the Tax Map of the City of South Amboy, Rosewell Street, in the Beach Club District Redevelopment Area;

1. Compliance with all recommendations and requirements set forth in the Resolution of the Planning Board PB 05-22.

Continued compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.

2. Counsel for the Board shall publish a brief notice of this determination in an official newspaper of the City of South Amboy within twenty (20) days of the date of this Resolution.

**THIS IS TO CERTIFY** that the foregoing is a true copy of the Resolution adopted by the Planning Board of the City of South Amboy at its public meeting held on January 24, 2024

  
\_\_\_\_\_  
Katie Rose Walenty, Planning Board Secretary