

PLANNING BOARD  
CITY OF SOUTH AMBOY

RESOLUTION # 7-2011

RESOLUTION GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN  
APPROVAL AS TO BLOCK 160, Lot 1.03

WHEREAS, application has been made by Raritan Pointe, LLC (“Applicant”) for an amendment to previously approved final site plan approval in regard to property known and designated as Block 160, Lot 1.03 on the Tax Map of the City of South Amboy (“Application”); and

WHEREAS, by Resolution No. 03-2006, this Board previously granted preliminary and final subdivision approval to the Applicant; and

WHEREAS, the present applicant seeks certain amendments to the approval set forth in Resolution No. 03-2006; and

WHEREAS, the Planning Board held a public hearing on July 27, 2011 and has carefully considered the Application as well as the testimony and exhibits presented by the Applicant; and

WHEREAS, said Applicant was represented by Paul Swanicke, Esq.; and

WHEREAS, the Applicant presented the testimony of Seth Yaroni, Nicholas C. Rotunda, P.P., P.P, and Ronald Weiss, Architect; and

WHEREAS, the Applicant submitted and the Board considered, the following documents:

- A. Site Plan entitled, “Raritan Point, LLC Amended Preliminary/Final Site Plan Development Plan Block 160, Lot 1.03”, prepared by T&M Associates, dated 3/29/11, consisting of thirty-four (34) sheets;

that:

- (A) The Planning Board has jurisdiction in this matter.
- (B) Applicant's proposal will not be in conflict with the Master Plan, the Official Map, the Development Regulations of the City Ordinances or the Broadway/Main Street Redevelopment Plan, and will not adversely effect adjoining or nearby properties.
- (C) The proposal before the Board is the overall plan for the development of the site.
- (D) The amendments proposed in the Application will comply with the DEP approval previously obtained by the Applicant.
- (E) Building C has been decreased in size and moved away from the property line and the previously approved Recreation Building has been deleted from the plans.
- (F) During the course of the proceedings Applicant agreed to comply with all of the comments offered by Mr. Valetutto, as well as the items set forth in his letter of June 16, 2011.

NOW, THEREFORE, Be It Resolved by the Planning Board of the City of South Amboy, on this 24th day of August, 2011 that Amended Preliminary and Final Site Plan Approval in conformance with the plans submitted by the Applicant shall be and are hereby granted, subject to the following conditions:

1. Submission and approval of revised plans in accordance with the aforesaid report of Angelo J. Valetutto, P.E., P.P.
2. Review and approval of all architectural elements of the proposal, as well

lighting and landscaping, by the Architectural Review Committee.


3. Compliance with the terms and conditions of the Broadway/Main Street Redevelopment Plan.
4. Compliance with the terms and conditions of the Redevelopment Agreement.
5. Approval by the County Planning Board.
6. There will be no psychiatric care or treatment in the offices.
7. Construction of a fence around the drainage area, the design of such fence to be reviewed and approved by the Board Engineer.
8. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives, including but not limited to approval by or an exemption letter from the Middlesex County Planning Board.
9. Each and all other applicable approvals, if any, required by law or statute or regulation.
10. Subject to review and approval by the City of South Amboy Police Department and Fire Department
11. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on July 27, 2011, or otherwise.
12. All other matters set forth above, and/or incorporated herein.
13. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
14. Payment of all sums now and/or hereafter due for application fees and/or escrows.
15. The Applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of receipt of a copy of this resolution by the Applicant, and the Applicant shall furnish, to the Planning Board Secretary, an Affidavit of Publication by said newspaper.
16. No municipal permits of any type or kind shall issue, nor shall the site plans be executed by or on behalf of the Board unless and until there has been full compliance with conditions 1 through 15 above, except that

permits for demolition, site work and foundations only, may be issued before compliance with Condition Number 2.

ATTEST:

  
LINDA GARNETT, Secretary

PLANNING BOARD OF THE  
CITY OF SOUTH AMBOY

  
MICHAEL WILDAY, Chairman

CERTIFICATION

Certified to be a True Copy of a Resolution adopted on August 24, 2011 by the South Amboy Planning Board at a duly convened meeting thereof. This is a memorializing Resolution adopted pursuant to N.J.S.A. 40:55D-10 (g) (2) to memorialize the approval granted on July 27, 2011.

DATE:

Linda Garnett, Secretary