

**CITY OF SOUTH AMBOY PLANNING BOARD**

**RESOLUTION PB-7 -18**  
**Application Number 389-18**

**Resolution granting Preliminary and Final Major Site Plan approval (Amended)**

**Block 42 Lots 19,01, and 20.01  
200 Broadway  
City of South Amboy**

**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 (Kenneth L. Pape, Esq. appearing) on behalf of 200 Broadway, LLC (the "Applicant") for Preliminary and Final Site Plan approval (Amended) on Block 42, Lots 19.01 and 20.01 on the Tax Map of the City of South Amboy in the Broadway-Main Street Redevelopment Area at 200 Broadway.

**WHEREAS**, the application reviewed by the Board consisted of those plans and documents as identified in the application review report prepared by Angelo J. Valetutto, P.E. P.P. the consultant to the Planning Board dated April 19, 2018;

**WHEREAS**, the application was certified as complete and a public hearing held with respect to the Application was by the Board on April 25, 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., the Applicant required no variances or waivers from the zoning requirements as set forth in the ordinance;

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

**Description of Report**

**Date of Report**

Planning Report AJV Engineering Inc.  
Fire Marshal William Johnson

April 19, 2018  
March 1, 2018

**WHEREAS**, The Board, after carefully considering the evidence presented to it by or on behalf of the Applicant and carefully considering the evidence presented to it by or on behalf of the objector, 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:



generation as well.

- b. There are four excess parking spaces which could be used by the general public or reserved for the building.
  - c. There has been no change in ingress or egress.
8. Mr. Pape introduced Mr. Michael Testa, as a Licensed Architect in the state of New Jersey who provided his qualifications and was accepted by the Board as an expert for purposes of architecture...
9. Mr. Testa testified as follows;
- a. A-2 was introduced as a colored rendering of the proposed building.
  - b. The façade materials will consist of brick veneer with rusticated base and other architectural accents.
  - c. There is an effort to maintain a classical downtown appearance to be consistent with the look of the city of South Amboy.
  - d. PB-1 is a floor plan showing proposed tenant amenities including an area for parties, yoga classes and the like.
  - e. The amenity space is for tenant use only not for use by the general public.
10. Applicant's case having been completed, upon motion made, seconded and approved, the matter was opened to the public
11. Mr. John Szpara of 217 George Street was sworn in and discussed his dissatisfaction with the fact that it was approved in the beginning.
12. Ms. Virginia Regan-Rossman of 229 George Street was sworn in and discussed that she was pleased that the retail had been eliminated but was concerned about the parking in the area. c.
13. Mr. Andrew Rossman of 229 George Street was sworn in and was concerned about traffic and parking.

### **CONCLUSIONS**

The Board finds that the proposed Preliminary and Final Major Site Plan approval (Amended) for the reasons set forth in the record is a positive addition to the City of South Amboy. The application is a permitted use within one of the City's

by the Planning Board of the City of South Amboy at its public meeting held on May 23, 2018.

A handwritten signature in black ink, appearing to be 'K. Kudelka', written over a horizontal line.

Kathryn Kudelka, Planning Board Secretary