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**AGENDA  
BUSINESS/COUNCIL MEETING  
JULY 15, 2020**

**140 NORTH BROADWAY  
SOUTH AMBOY, NJ 08879**

**6:00 P.M.**

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1. MEETING CALLED TO ORDER BY COUNCIL PRESIDENT
2. OPENING PRAYER AND SALUTE TO THE FLAG
3. ROLL CALL: DATO\_\_\_\_, McLAUGHLIN\_\_\_\_, NOBLE \_\_\_\_\_, REILLY \_\_\_\_\_, GROSS\_\_\_\_\_
4. CERTIFICATION OF MEETING BY COUNCIL PRESIDENT

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**GRIEVANCE:** PBA

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**RESOLUTION NO. 20-250  
APPROVAL AND RELEASE OF MINUTES**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the June 17, 2020 Council Meeting.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-250 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION NO. 20-251  
APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated July 9, 2020, as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-251 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

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**DISCUSSION:**

- Vaping Ordinance -Mr. Womack
- Permit Parking for residents – Mr. Womack

**DISCUSSION/RESOLUTIONS:**

**RESOLUTION #20-252**

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CH. 159, P.L. 148) – PUBLIC AND PRIVATE REVENUES OFFSET BY APPROPRIATIONS

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-252 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION #20-253**

RESOLUTION FOR APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE FOURTH STREET, POTTER STREET AND THOMPSON STREET ROADWAY AND PEDESTRIAN IMPROVEMENTS PROJECT

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-253 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION #20-254**

RESOLUTION CERTIFYING ACTIVE MEMBERSHIP IN SOUTH AMBOY FIRE DEPARTMENT - SCHEETZ

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-254 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION #20-255**

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO EXTEND THE THIRD QUARTER 2020 DUE DATE

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-255 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION #20-256**

RESOLUTION AUTHORIZING TAX REFUND - MOGLIA

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-256 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION #20-257**

AUTHORIZING AGREEMENT FOR SHARED SERVICES WITH WOODBRIDGE TOWNSHIP FOR ANIMAL CONTROL SERVICES

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-257 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE**

**RESOLUTION #20-258**

RESOLUTION APPROVING SUBMISSION OF A GRANT APPLICATION TO THE NJ DEPARTMENT OF TRANSPORTATION UNDER THE NJDOT TRANSIT VILLAGE GRANT PROGRAM TO PROVIDE SAFETY ENHANCEMENTS IN THE CITY OF SOUTH AMBOY

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-258 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE**

**RESOLUTION #20-259**

RESOLUTION AWARDING A CONTRACT FOR THE MONITORING OF SANITARY SEWER FLOW-CSL SERVICES, INC.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-259 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE**

**RESOLUTION #20-260**

RESOLUTION TO AUTHORIZE CLEAN UP ON THE PROPERTY DESIGNATED AS BLOCK 38, LOT 6.02 ON THE CITY TAX MAP (110 HENRY STREET) TO ABATE PROPERTY MAINTENANCE VIOLATIONS AFTER NOTICE TO THE OWNER.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-260 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE**

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**AUDIT CERTIFICATION /CORRECTIVE ACTION PLAN:**

**RESOLUTION #20-261**

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-261 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE**

**RESOLUTION #20-262**

RESOLUTION APPROVING THE 2019 ANNUAL AUDIT CORRECTIVE ACTION PLAN AND AUTHORIZING THE FILING OF SAID PLAN WITH THE DIVISION OF LOCAL GOVERNMENT SERVICES

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-262 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE**

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**ORDINANCES:**

**ADOPTION/SECOND READING:**

**ORDINANCE NO. 06-2020**

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY - 350 MAIN ST. - SMITH

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED by:** \_\_\_\_\_, of the Council of the City of South Amboy, that Ordinance No. 06-2020 is hereby adopted.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE**

**ORDINANCE NO. 07-2020**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY SOUTH AMBOY ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS IN THE CITY OF SOUTH AMBOY

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED by:** \_\_\_\_\_, of the Council of the City of South Amboy, that Ordinance No. 07-2020 is hereby adopted.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE**

**ORDINANCE NO. 08-2020**

AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED by:** \_\_\_\_\_, of the Council of the City of South Amboy, that Ordinance No. 08-2020 is hereby adopted.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE**

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**COMMENTS:**

**PUBLIC COMMENTS:**

**ADJOURNMENT OF MEETING:**

**MINUTES FOR SPECIAL COUNCIL MEETING JUNE 17, 2020**

The Meeting held electronically at South Amboy City Hall, 140 North Broadway, South Amboy, New Jersey, was called to order by Council President Gross at 7:00 P.M. The City Clerk read the Opening Prayer and all recited the Pledge of Allegiance.

PRESENT: Councilwoman Dato, Councilman McLaughlin, Councilwoman Noble, Councilman Reilly, and Council President Gross.

ALSO PRESENT: Fred A. Henry, Mayor, Glenn Skarzynski, Business Administrator, Deborah Brooks, City Clerk, Francis Womack, Director of Law, City Engineer Mark Rasimowicz

Council President read the Notice of Publication Certification and noted this meeting was being held electronically because of the current Covid19 Virus Pandemic. The public has been notified of the telephone number to call to access the teleconferenced meeting.

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**RESOLUTIONS:**

**RESOLUTION 20-243**  
**ESTIMATED TAX BILLS – THIRD QUARTER 2020**

**WHEREAS**, the governing body of the City of South Amboy, County of Middlesex, State of New Jersey has determined that there will be insufficient cash flow to support operations in late July 2020 unless third quarter revenue is received on time, and

**WHEREAS**, the Tax Collector and Chief Financial Officer have reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3,

**NOW, THEREFORE BE IT RESOLVED** that the Governing Body of the City of South Amboy, County of Middlesex, State of New Jersey, hereby authorizes that:

- 1 The Tax Collector is directed to prepare, and issue estimated tax bills for the Municipality of the City of South Amboy for the third quarter 2020, in accordance with the provisions of N.J.S.A. 54: 4-66.2 et seq.
2. The entire tax levy for 2020 is hereby set at \$25,512,884.
3. The tax collector takes additional steps necessary to immediately implement this Resolution.

**MOVED by:** Ms. Noble of the Council of the City of South Amboy, that Resolution No. 20-243 is hereby approved. **SECONDED by:** Ms. Dato. **ROLL CALL VOTE:** All in favor.

**RESOLUTION NO. 20-244**  
**APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated June 11, 2020, as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

**MOVED by:** Ms. Dato of the Council of the City of South Amboy, that Resolution No. 20-244 is hereby approved. **SECONDED by:** Mr. McLaughlin. **ROLL CALL VOTE:** All in favor.

**RESOLUTION NO. 20-245**  
**APPROVAL AND RELEASE OF MINUTES**

**BE IT RESOLVED,** that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the May 26, 2020 Business Meeting and the June 3, 2020 Council Meeting.

**MOVED by:** Mr. McLaughlin of the Council of the City of South Amboy, that Resolution No. 20-245 is hereby approved. **SECONDED by:** Ms. Noble. **ROLL CALL VOTE:** All in favor.

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**CONSENT AGENDA:**

The following items are considered to be routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items unless a Council member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

**MOVED by:** Ms. Noble of the Council of the City of South Amboy, that Resolution #20-246 through #20-248 are hereby approved. **SECONDED by:** Ms. Dato. **ROLL CALL VOTE:** All in favor with President Gross abstaining from Resolution No. 20-246.

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NO. 20-246 RESOLUTION AUTHORIZING EMPOWER RETIREMENT FOR IMPLEMENTATION OF A PUBLIC EMPLOYER 457 DEFERRED COMPENSATION PLAN FOR EMPLOYEES OF THE CITY OF SOUTH AMBOY

NO. 20-247 AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND FOR 381 HIGHLAND ST. BA-19-1021

NO. 20-248 RESOLUTION AUTHORIZING A CONTRACT WITHOUT PUBLIC ADVERTISING DUE TO AN EMERGENCY SEWER MAIN REPAIR ON MAIN ST. AND RARITAN ST.

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**ORDINANCES:**

**INTRODUCTION/FIRST READING:**

**ORDINANCE NO. 06-2020**

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY - 350 MAIN ST. - SMITH

**MOVED by:** Mr. McLaughlin, that Ordinance #06-2020 be introduced on first reading and advertised for second reading which is scheduled for the July 15, 2020 meeting. **SECONDED by:** Ms. Noble, **ROLL CALL VOTE:** All in favor.

**ORDINANCE NO. 07-2020**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY SOUTH AMBOY ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS IN THE CITY OF SOUTH AMBOY

**MOVED by:** Ms. Noble, that Ordinance #07-2020 be introduced on first reading and advertised for second reading which is scheduled for the July 15, 2020 meeting.

**SECONDED by:** Ms. Dato, **ROLL CALL VOTE:** All in favor.

**ORDINANCE NO. 08-2020**

AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN

**MOVED by:** Ms. Dato, that Ordinance #08-2020 be introduced on first reading and advertised for second reading which is scheduled for the July 15, 2020 meeting.

**SECONDED by:** Mr. McLaughlin, **ROLL CALL VOTE:** All in favor.

**ADOPTION/SECOND READING:**

**ORDINANCE 05-2020**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$3,804,314.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,047,292.00 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

**OPEN PUBLIC – no public comment**  
**CLOSE PUBLIC**

**MOVED by:** Ms. Noble, of the Council of the City of South Amboy, that Ordinance #05-2020 is hereby adopted.

**SECONDED by:** Ms. Dato, **ROLL CALL VOTE:** All in favor.

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**COMMENTS:**

Ms. Dato:

- Reminded everyone to come out on Monday to support the restaurants as they begin their outdoor dining services. This is good for the restaurants and good for people to get outside. Thanked all the people at City Hall who worked on processing the applications.

Ms. Noble:

- Requested the City look into extending the outdoor dining hours past 8pm.
- Noted that the tennis courts are open.

Mr. Reilly:

- Thanked 1<sup>st</sup> Presbyterian, FOSA, and Rocky Kusic at St. Mary’s for their continued great efforts with the food pantries.
- Reported last Saturday AOH, FOSA had a great event and distributed 110 meals to seniors.
- Received a no change in status update regarding the garage on First street.
- Received an in-progress status for the illegal Pallet Business, stressing this has been going on for too long.
- Received information on the house next to the playground on Rosewell – it was bank owned and DPW was doing the maintenance and a lien will be placed.
- Congratulated the graduating seniors.

- Sent condolences to the family of Chief Lavigne on the passing of his father.
- Received confirmation that there will be a meeting Monday between the BA and First Aid and the Fire Department regarding upcoming plans
- Received confirmation that there was no change in status in regards to the purchasing new vehicles for 1<sup>st</sup> Aid.
- Received confirmation that Jay Elliot is working on the logistics of the State process of inspections for boarding houses.
- Stated he was still interested in moving forward with the sewer bill relief. Attorney Womack will reach out and see what can be done.
- Stated he was still waiting on a draft of the Vaping Ordinance. Attorney Womack will follow up.
- Confirmed there was no movement on the Wische Property.

Mr. McLaughlin:

- Sent condolences to Chief LaVigne's family.
- Thanked front line workers for their continued efforts.
- Congratulated the Police Department for apprehending a murder suspect.
- Received confirmation that addressing the status of the dilapidated houses on Fourth street was in the queue.
- Received confirmation that progress was being made with the Cambridge Paving situation.
- Received an update from the Clerk on the Vote By Mail process.
- Received and update from BA Skarzynski on the status of the Manhattan Beach project.
- Congratulated former resident Officer Bobby Kelly on his part in a life saving incident in Marlboro.
- Received information that the removal of parking restrictions in the 200 block of Second Street was still in progress, the PD must complete a study and then an Ordinance must be adopted to update the City Code.
- Requested BA Skarzynski follow up with Mr. Kaplan who is having issues with getting his inspection and permits.

Pres. Gross:

- Thanked Jay Elliot, Jason Valetutto, Tom Kelly and BA Skarzynski for all their hard work in getting the restaurants permitted for the new outdoor dining regulations.
- Reported John Bartlinski was currently working on the Cambridge Paving situation, and has put them on notice for several violations. Additionally, Mr. Bartlinski will look into the truck parking situation across the way from Cambridge Paving.

Mayor Henry:

- Sent his condolences to Chief LaVigne's family.
- Thanked the Police Department for their capture of the suspect in the local murder.
- Noted the AOD, FOSA event for the senior meal delivery had been a great success.
- Reported the American Legion had rescheduled the flag retirement to July 9<sup>th</sup> , 7pm at the fisherman's lot.
- Congratulated all graduating seniors and noted there will be banners with photos of seniors put up around the City.
- Reported there is a blood drive scheduled at the YMCA for Monday, please call to pre-register.
- Noted that on Monday the Library will begin curbside pick up services and it was nice to see a small movement back to normality.
- Invited all businesses in the City to join the Rotary.

Mr. Skrzyński:

- Thanked the Council for acknowledging his work on the outdoor dining permits and thanked all Jay Elliot, Tom Kelly, Jason Valetutto and Clerk Brooks for their group effort to produce the permits in a timely manner.

Mr. Womack:

- Requested a closed session to update the Council on the Venetian legislation.

Mr. Rasimowicz:

- Reported that roadwork on various projects such as Stevens Ave., Main and Broadway, John T. O'Leary Blvd. and the Mechanicsville Section of George St. are all progressing and make sure to drive slowly around construction areas.

### **PUBLIC COMMENTS:**

William Demasi, 146 John St.

- Reported concern with speeding and loud cars at late hours of the night.
- Received an update from BA Skarzynski that the Rosewell market property is being foreclosed on and the apartments have been purchased but the new owners have not yet gone in front of the Planning Board.
- Wondered why the new lights were being installed on Augusta and not John St. BA Skarzynski informed him that the area was part of a state grant to improve pedestrian access on Broadway and streets nearest the train station. There will be ongoing projects to improve infrastructure.
- Discussed his concern with the traffic patterns and entrance/egress on Rosewell for the Manhattan Beach project.

Lisa Joseph, 76 Raritan Reach Rd.

- Thanked all 1<sup>st</sup> Aid responders, healthcare workers and front line workers for all their hard work. She was appreciative of how the City has united and worked together during this crisis.
- Expressed an interest in creating resident-only parking spots in the Fisherman's lot. The area is becoming so popular and filling so early that residents are having a hard time finding parking spots.

### **ADJOURNMENT OF MEETING: Close of public session.**

### **RESOLUTION 20-249**

**WHEREAS**, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b) (1-9) permits the exclusion of the public from a meeting in certain circumstances;

**WHEREAS**, the Council is of the opinion that such circumstances exist.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of South Amboy, County of Middlesex and State of New Jersey, as follows:

1. The public shall be excluded from discussion of, action on, and reading of the minutes of Closed Session of June 17, 2020.

2. The general nature of the subject matters to be discussed is as follows:

Litigation: Demolition of Broadway property

3. It is anticipated at this time that the above stated subject matters will be made public when the matters are concluded or as soon thereafter as it is deemed to be in the public interest to do so.
4. This Resolution shall take effect immediately.

**MOVED by:** Ms. Dato, of the Council of the City of South Amboy, that Resolution 20-249 is hereby adopted and the public session of the meeting is adjourned.

**SECONDED by:** Ms. Noble, **ROLL CALL VOTE:** All in favor.

Respectfully submitted,

Deborah Brooks  
Municipal Clerk

**WHEREAS**, the Mayor and City Council of the City of South Amboy , Middlesex County, are empowered to enact ordinances that are deemed necessary and proper for the preservation of the public health, safety, and welfare of the municipality and its inhabitants as provided by N.J.S.A. 40:49-1 et seq.; and

**WHEREAS**, specifically in regard to zoning, the Mayor and Township Council of the City of South Amboy have identified a major public health concern related to the sale and usage of Vaping Products/E-Cigarettes in certain places that are traditionally focused upon activities in which participants maintain the expectation of being generally free from the fear of such health concerns; and

**BE IT FURTHER ORDAINED** that the following City Code of the City of South Amboy is hereby amended as follows:

ORDINANCE NO.

Vaping Products/E-Cigarette Sales

Purpose

*The primary purpose of these provisions is to preserve the health and welfare of the Township's residents by establishing specific zoning conditions and standards for the location and operation of any establishment that is involved in the sale of Vaping Products/E-Cigarettes within the City of South Amboy.*

Conditional Use

a. *The location and operation of establishments that are involved in the sale of Vaping Products/E-Cigarettes shall be a conditional use, provided the standards of \_\_\_\_\_ are met within the B-1, General Business District and B-2 Highway Business District of the Township.*

Conditions

- a. *The district permits retail sales activities;*
- b. *That the subject premises is not within five hundred (500) meters of any of the following:*
  1. *Nursery Schools;*
  2. *Pre-schools;*
  3. *Child, Adult, or Special Needs Day care centers;*
  4. *Elementary, middle, or high schools;*
  5. *State or County universities or colleges;*
  6. *Other schools not falling within the definition of items 4 and 5;*
  7. *Funeral Homes;*
  8. *Health services facilities;*

ORDINANCE NO.

9. *Other Vaping/E-Cigarette establishments;*
10. *Assisted Living Facilities;*
11. *Church or other pieces of worship, Sunday School, church or religious school;*
12. *Parks, playgrounds, and commercial recreational facilities ...*



**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION #20-252**

**RESOLUTION PROVIDING FOR THE INSERTION  
OF A SPECIAL ITEM OF REVENUE IN THE BUDGET  
PURSUANT TO N.J.S.A. 40A:4-87 (CH. 159, P.L. 148) –  
PUBLIC AND PRIVATE REVENUES OFFSET BY  
APPROPRIATIONS**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue to the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of any item of appropriation for equal amount; and

**WHEREAS**, the City has received a Clean Communities Grant award from the Environmental Protection Agency Department of Solid Waste in the amount of \$15,045.48.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of South Amboy in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of \$15,045.48, which is now available from a Clean Communities Grant in the amount of \$15,045.48.

**BE IT FURTHER RESOLVED** that a like sum of \$15,045.48 be and the same is hereby appropriated under the caption of:

General Appropriations:

(A) Operations – Excluded from CAPS

County, State and Federal Programs Off-set by Revenues:

Clean Communities Grant

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

**RESOLUTION NO. 20-253**

**Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the 4<sup>th</sup>, Potter, and Thompson Streets Roadway and Pedestrian Improvements Project**

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of South Amboy formally approves the grant application for the above stated project; and

**BE IT FURTHER RESOLVED** that the Mayor and the Municipal Clerk are hereby authorized to submit an electronic grant application identified as MA-2021-4<sup>th</sup>, Potter, and Thompson Streets, Roadway and Pedestrian Improvements-00424 to the New Jersey Department of Transportation on behalf of the City of South Amboy; and

**BE IT FURTHER RESOLVED** that the Mayor and the Municipal Clerk are hereby authorized to sign the grant agreement on behalf of the City of South Amboy and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves execution of the grant agreement.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 20-254  
RESOLUTION CERTIFYING ACTIVE MEMBERSHIP IN SOUTH AMBOY FIRE  
DEPARTMENT- KEITH SCHEETZ**

**BE IT RESOLVED**, that the Council of the City of South Amboy does hereby certify that **Keith Scheetz** is an active member of the South Amboy Fire Department and is eligible to be a member of the New Jersey State Firemen's Association upon completion of all requirements of the Fire Chief.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION 20-255  
RESOLUTION AUTHORIZING THE TAX COLLECTOR TO  
EXTEND THE THIRD QUARTER 2020 DUE DATE**

**WHEREAS**, the certified tax rate was not received in time to meet the statutory mailing and due dates, the third quarter 2020 which is usually due August 1<sup>st</sup>, will be extended twenty-five days from the date of mailing to meet the statutory requirements as per N.J.S.A. 54:4-66.3d; and

**WHEREAS**, the governing body hereby establishes an extension of the due date for taxes due third quarter 2020; and

**WHEREAS**, upon passage of this resolution the due date for the third quarter taxes will be extended to twenty five days from the date of the mailing after which time interest will accrue from August 1, 2020;

**NOW THEREFORE BE IT RESOLVED**, the Mayor and City Council of the City of South Amboy authorize the Tax Collector to extend the third quarter due date and charge interest in accordance with normal delinquencies for payments received after the due date.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX:**

**RESOLUTION NO. NO. 20-256**  
AUTHORIZING TAX REFUND - MOGLIA

**WHEREAS**, an overpayment on the 2<sup>nd</sup> quarter 2020 in the amount of \$1949.97 was made by Robert Moglia, 7 Grace Drive, in the City of South Amboy, County of Middlesex known as Block 156, Lot 15 on the Official Tax Map of the City of South Amboy; and

**WHEREAS**, Robert Moglia was granted a Disabled Veteran Exemption on May 26, 2020 in Resolution 20-229; and

**WHEREAS**, the tax collector has certified the above payment has been made and on file in the tax collector's office;

**NOW, THEREFORE** be it resolved, by the Governing Body of the City of South Amboy, Middlesex County, New Jersey, that the Chief Financial Officer be and the same is hereby authorized to issue a check in the amount of \$1949.97 and the Tax Collector is hereby authorized to adjust the tax records to reflect a refund in the amount of \$1949.97.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX:**

**RESOLUTION NO. 20-257  
AUTHORIZING AGREEMENT FOR SHARED SERVICES WITH WOODBRIDGE  
TOWNSHIP FOR ANIMAL CONTROL SERVICES**

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the City of South Amboy, Middlesex County, New Jersey, that the Mayor or his designee and the Municipal Clerk are hereby authorized to execute a Shared Services Agreement between the City of South Amboy and the Township of Woodbridge for Animal Control Services in the form substantially similar to that annexed hereto for the period retroactive to July 1, 2020 through June 30, 2021.

**SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF  
WOODBRIIDGE AND THE CITY OF SOUTH AMBOY**

**THIS AGREEMENT**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between the **TOWNSHIP OF WOODBRIDGE**, a municipal corporation of the State of New Jersey located at 1 Main Street, Woodbridge, New Jersey 07095 (the “**TOWNSHIP**”) and the **CITY OF SOUTH AMBOY** located at \_\_\_\_\_, South Amboy, \_\_\_\_\_ (the “**CITY**”).

**WHEREAS**, the Township possesses licensed animal control staff and maintains the Woodbridge Township Animal Shelter (the “**Shelter**”) for the control of domestic animals and the housing and care of domesticated animals that are lost and abandoned; and

**WHEREAS**, the City is desirous of obtaining animal control services for the control, care, and housing of lost and abandoned domesticated animals found within their borders to comply with the laws of the State of New Jersey; and

**WHEREAS**, the Township and the City understand and agree that animal control services for domesticated animals found in South Amboy is of significant importance to the protection of the residents of South Amboy; and

**WHEREAS**, both the Township and the City are desirous of entering into an agreement under the parameters of the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., in which animal control services for domestic animals found within the City of South Amboy will be provided by the Township;

**NOW, THEREFORE**, in consideration of the mutual and joint obligations set forth herein, the Township and the City do hereby agree as follows:

1. The Township, through the Woodbridge Department of Health and Human Services, hereby agrees to provide animal control services for domestic animals found within the City for a period of one year commencing July 1, 2020 and ending June 30, 2021, subject to the conditions of this agreement.

2. The City shall pay the Township the yearly **sum of \$12,725** commencing July 1, 2020, in quarterly payments of equal amount.

3. The Township shall respond to animal control related calls for service in the City during the normal daytime working hours. Daytime shall mean between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except for recognized holidays.

4. The Township shall respond to emergency calls for animal control related services in the City outside normal working hours as defined in paragraph 3. Emergency calls shall be defined and determined by the Woodbridge Department of Health and Human Services and the animal control staff.

5. The Township shall, as part of the animal control related service, remove stray and lost domestic animals from the public areas of the City, respond to animal bite reports, respond to running at large reports, remove trapped animals, remove dead domesticated animals from the public areas and related activities in the City.

6. The Township shall shelter, feed, provide veterinary care as required and otherwise provide care for the animals brought or surrendered to the Shelter under this agreement. The Township shall shelter, handle and dispose of all animals according to N.J.S.A. 4:19-15.16. The Township shall, as part of the animal control related service, allow City residents to surrender animals to the Shelter according to existing Shelter rules and fees.

7. The Township shall maintain accurate records of each animal impounded and the disposition of animals as well as the yearly state report of animal related activities within the City.

8. The Township shall be entitled to redeem or present for adoption any animal acquired under this Agreement and shall retain all fees collected by the Township from City residents from redemptions, adoptions, or related activities, as detailed in the existing Township Animal Control Ordinances, resulting from animal control service to the residents of the City or the kenneling of any and all animals domesticated or otherwise received from the City under this Agreement.

9. Each Party shall at all times hereafter indemnify and hold the other harmless from and against any and all losses, claims, damages, suits for damage for property and injury to and/or death to persons caused or resulting from the actions or inactions of the said Party in regard to any of its respective obligations agreed to herein.

10. As provided for in N.J.S.A. 40:8A-4, this Agreement shall take effect upon the adoption of an approving resolution by the Township and an approving resolution by the City. Upon proper execution and attestation of this agreement, the proper officials of each of the parties are hereby authorized and directed to make and perform any and all acts necessary to carry out the purposes of this agreement.

11. The Township reserves the right to enter into agreements similar in form to this instrument with any other municipality.

12. This Agreement is the entire agreement between the parties, and no alterations, changes or additions hereto shall be made except in writing and approved by both parties. The Township or the City can cancel this agreement for any reason upon sixty (60) days written notice to the other party.

IN WITNESS WHEREOF, the Township and the City shall cause this Agreement to be executed by their proper corporate officials and their proper corporate seals affixed this day and year above written.

ATTEST:

TOWNSHIP OF WOODBRIDGE

  
\_\_\_\_\_  
JOHN M. MITCH  
MUNICIPAL CLERK

By:   
\_\_\_\_\_  
JOHN E. McCORMAC, MAYOR

ATTEST:

CITY OF SOUTH AMBOY

\_\_\_\_\_  
MUNICIPAL CLERK

By: \_\_\_\_\_  
, MAYOR

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 20-258**

**Resolution Approving Submission of a Grant Application to the NJ Department of Transportation  
Under the NJDOT Transit Village Grant Program to Provide Safety Enhancements in the  
City of South Amboy**

**WHEREAS**, The City of South Amboy is organized and exists pursuant to the provisions of NJSA 40:63-68 et seq., and constitutes a public body corporate and politic of the State of New Jersey; and

**WHEREAS**, the City of South Amboy is one of the four original NJ Transit Village designees; and

**WHEREAS**, the City of South Amboy desires to increase the availability of Mass Transit to its residents and residents of Middlesex County; and

**WHEREAS**, the City of South Amboy is desirous of acquiring and installing various signage improvements to enhance pedestrian and motorist safety; and

**WHEREAS**, the Administration in cooperation with the Chief of Police, City Engineer, and Department of Public Works Director has identified specific areas in the City that would benefit from enhanced safety features at specific locations adjacent to or approaching our Transit facilities; and

**WHEREAS** submission of this grant application requires the authorization of the South Amboy City Council;

**NOW THEREFORE BE IT RESOLVED**, by the City of South Amboy as follows:

The City Council hereby authorizes the City Administration to apply to the NJDOT Transit Village Grant Program seeking \$120,735 to fund the proposed improvements; and

**BE IT FURTHER RESOLVED** that the Mayor or his designee is authorized to execute any necessary agreements with NJDOT to submit the application.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 20-259**

**RESOLUTION AWARDING CONTRACT FOR THE  
MONITORING OF SANITARY SEWER FLOW**

**WHEREAS**, three quotes were solicited by the City Engineer for the qualified contractors to perform sanitary sewer flow monitoring at five locations throughout the City; and

**WHEREAS**, the City Engineer reviewed all quotes and provided his analysis and recommendations; and

**WHEREAS**, the Finance Director has determined sufficient funds in the amount of \$12,000.00 are available;

**NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED** by the Council of the City of South Amboy, Middlesex County, State of New Jersey, as follows:

1. The contract for the monitoring of sanitary sewer flows is hereby awarded to the lowest bid by CSL Services Inc., 7905 Browning Road, Suite 316, Pennsauken, NJ.
2. The Mayor and City Clerk are hereby authorized and directed to execute the contract for same.
3. The Mayor and City Clerk are hereby further authorized and directed to take all further action and execute any further documents to give full effect to the contract and its objectives.
6. The City Clerk shall provide certified copies of this Resolution to CSL Services Inc., the City Engineer and City Law Director.

*Certification of Funds*

I, Dan Balka, Chief Financial Officer of the City of South Amboy, do hereby certify that the amount of \$12,000.00 will be available in account: C-04-18-001-002 for Improvements to Sewers & Pump Stations for sanitary sewer flow monitoring.



---

Dan Balka, Chief Financial Officer

Dated:

# CENTER STATE ENGINEERING

481 Spotswood Englishtown Road, Monroe Township, New Jersey 08831  
T 732.605.9440 F 732.605.9444

June 5, 2020

**City of South Amboy**  
**Glenn Skarzynski, Business Administrator**  
140 North Broadway  
South Amboy, NJ 08879

**Re: City of South Amboy**  
**Sanitary Sewer Flow Monitoring**  
**CSE No. SA20-001-01**  
**Recommendation of Award**

Dear Mr. Skarzynski:

Our office has solicited quotations from qualified contractors to perform sanitary sewer flow monitoring at five locations throughout the City. This monitoring will be performed within manholes for a period of 30 days to obtain average, daily, and peak flows for each location. The locations to be monitored are those which are deemed critical for planned upgrades and maintenance of the sanitary sewer system. The quotes received are as follows:

- CSL Services, Inc. - \$12,000.00
- EST Associates, Inc. - \$16,100.00
- Rapid Pump & Meter Service Co., Inc. - \$24,040.00

A copy of the quotes received are enclosed hereto for your review. When reviewing the quotes, please note that police traffic directors are not included. Cost for this service, if required, would be an extra or need to be provided by the City at no cost.

Based upon our review of the quotes received, it is our recommendation that this work be awarded to CSL Services, Inc. of Pennsauken, New Jersey for a cost of \$12,000.00.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,




---

Mark Rasimowicz, PE, PP, CME  
City Engineer

Enclosures as noted  
MJR/dd

cc: Dan Balka, CFO  
Deborah Brooks, City Clerk  
All submitting contractors

# CITY OF SOUTH AMBOY

140 NORTH BROADWAY  
 SOUTH AMBOY, NJ 08879-1642  
 TEL (732)525-5938 FAX (732)727-6139

PURCHASE ORDER	
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.	
NO.	20-01287



ORDER DATE: 06/29/20  
 REQUISITION NO:  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

PAYMENT RECORD	
CHECK NO.	
DATE PAID	

NOTICE: TAX ID #22-6002300 - TAX EXEMPT

SHIP TO	City of South Amboy 140 North Broadway South Amboy, NJ 08879 Attention: Purchasing-City Hall
	VENDOR #: CSLSE005 CSL Services, Inc. 7905 Browning Road Suite 316 Pennsauken, NJ 08109  Phone: (856)755-9440 Fax: (856)755-9445

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Sanitary Sewer Flow Monitoring CSE No: SA20-001-01 Recommendation of Award  CenterState Engineering solicited quotations from qualified contractors to perform sanitary sewer flow monitoring at five locations throughout the City. Monitoring will be performed within manholes for a period of 30 days for each location.  Locations and SOW as outlined in the attached proposal.	C-04-18-001-002 Improvements to Sewers & Pump Stations	12,000.0000	12,000.00
			TOTAL	12,000.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.  X _____ VENDOR SIGN HERE  _____ OFFICIAL POSITION DATE  _____ TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.  _____ DEPT. HEAD DATE  VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:  CITY OF SOUTH AMBOY Attention: PURCHASING DEPT 140 NORTH BROADWAY SOUTH AMBOY, NJ 08879-1642	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW.   _____ CHIEF FINANCIAL OFFICER   _____ PURCHASING AGENT  _____ ADMINISTRATOR

**City of South Amboy  
County of Middlesex**

**RESOLUTION NO. 20-260**

**RESOLUTION TO AUTHORIZE CLEAN UP ON THE PROPERTY DESIGNATED AS BLOCK 38, LOT 6.02 ON THE CITY TAX MAP (110 HENRY STREET) TO ABATE PROPERTY MAINTENANCE VIOLATIONS AFTER NOTICE TO THE OWNER**

**WHEREAS**, the South Amboy City Code, Chapter 115, Article II requires property owners and occupants to duly maintain their premises and keep the exterior of their premises free of all nuisances, hazards and unsanitary conditions; and

**WHEREAS**, the owner of the property at 110 Henry Street (Block 38, Lot 6.02), after due notice, continued to maintain the premises in violation of South Amboy City Code, Chapter 115, Art. II, Sec. 115-4; and

**WHEREAS**, the City of South Amboy wishes to abate the property maintenance violations at an estimated cost to the city of \$1782.50, as certified by the Director of DPW, Leonard Moffa;

**NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED** by the Council of the City of South Amboy, Middlesex County, State of New Jersey, as follows:

1. The estimated expenses to abate the property maintenance violations at 110 Henry Street are hereby approved and certified;



**CITY OF SOUTH AMBOY**

DEPARTMENT OF PUBLIC WORKS

140 N Broadway  
South Amboy, NJ 08879  
732-721-8100

INVOICE# 0002

7/9/2020

**110 Henry St. South Amboy, NJ**

**08879**

~~Block 11 Lot 18~~

*Bl 38, Lot 602*

Property Clean Up

Front & Back – cleared all weeds & overgrowth

7:00am

Custom Care Services, Inc. \$1550.00

15% Administrative fee \$232.50

Sub Total 1782.50

15% Administrative Fee

**MAKE CHECKS PAYABLE TO: CITY OF SOUTH AMBOY**

**MAIL TO: CITY OF SOUTH AMBOY**

ATTN: Tax Collector  
140 N Broadway  
South Amboy, NJ 08879

TOTAL DUE

DUE DATE (NET 30)

# Proposal

Page No. \_\_\_\_\_

of \_\_\_\_\_

Pages

## CUSTOM CARE SERVICES, INC.

2817 Williamsburg Drive  
WALL, NEW JERSEY 07719  
(732) 297-3310  
Fax (732) 297-9606

PROPOSAL SUBMITTED TO South Amboy	PHONE 732-721-8100	DATE 07/08/2020
STREET 140 North Broadway	JOB NAME	
CITY, STATE and ZIP CODE South Amboy, NJ 08879	JOB LOCATION	
ARCHITECT Attn: Leonard Moffa	DATE OF PLANS moffal@southamboynj.gov	JOB PHONE

We hereby submit specifications and estimates for:

### As requested:

110 Henry Street

1. Cut and remove tall grass, weeds, bamboo and sucker trees
2. Pile all man made debris (wood, pipes, etc) at curb for town pick up
3. Any grade changes, soil or stone will be responsibility of town
4. Haul and dispose of debris (estimated at +/- 10 yds)

Cost: \$1550.00

Please advise

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

See above

Payment to be made as follows:

Net 30

dollars (\$ \_\_\_\_\_).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature

Notes: This proposal may be  
withdrawn by us if not accepted within \_\_\_\_\_

days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 20-261**

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year ending December 31, 2019 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

**WHEREAS**, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of South Amboy, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX**

We, members of the governing body of the City of South Amboy, in the County of Middlesex, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the City Council of the City of South Amboy in the county of Middlesex;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year ending December 31, 2019;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

\_\_\_\_\_(L.S.)  
MICHAEL GROSS

\_\_\_\_\_(L.S.)  
CHRISTINE NOBLE

\_\_\_\_\_(L.S.)  
ZUSETTE DATO

\_\_\_\_\_(L.S.)  
THOMAS REILLY

\_\_\_\_\_(L.S.)  
BRIAN McLAUGHLIN

\_\_\_\_\_  
Deborah Brooks, Municipal Clerk

Sworn to and subscribed before me this  
\_\_\_\_\_ Day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public of New Jersey

---

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

## GENERAL COMMENTS

### Prior Year Finding Unresolved

Our audit indicated grants receivable balances in the Current fund remain uncollected at year end. It is recommended that old outstanding grants receivable balances in the Current Fund be collected or cleared of record.

### Current Year Findings

The audit of the Municipal Court indicated numerous tickets included on the "Tickets Assigned Not Issued Report" were outstanding in excess of six months. It is recommended that all tickets outstanding in excess of six months on the Municipal Court's "Ticket Assigned Not Issued Report" be recalled.

Our audit revealed professional service contracts were not advertised in accordance with local public contract law. It is recommended that the City publish a notice stating the nature of each professional service contract, duration, service and amount of contract in official newspaper.

### Contracts and Agreements Required to be Advertised for NJS 40A:11-4

NJS 40A:11-4 states "Every contract or agreement, for the performance of any work or the furnishing or hiring of any materials or supplies, the cost or the contract price whereof is to be paid with or out of public funds not included within the terms of Section 3 of this act, shall be made or awarded only by the governing body of the contracting unit after public advertising for bids and bidding therefore, except as is provided otherwise in this act or specifically by any other law. No work, materials or supplies shall be undertaken, acquired or furnished for a sum exceeding in the aggregate \$21,000, except by contract or agreement."

If the City's purchasing agent is qualified pursuant to subsection b. of section 9 of P.L. 1971, c. 198 (c.40A:11-9), the City may establish the bid threshold up to \$40,000 as of July 1, 2015. The City's purchasing agent is qualified and the City, by resolution effective July 18, 2018, has increased the bid threshold to \$40,000.

The Governing Body of the Municipality has the responsibility of determining whether the expenditures in any category will exceed the bid threshold within the fiscal year. Where question arises as to whether any contract or agreement might result in violation of the statute, the City Council's opinion should be sought before a commitment is made.

The minutes indicate that bids were requested by public advertising for the following items:

Pine Avenue Pedestrian and Roadway Improvements  
Lawn Maintenance

Purchase of Police Vehicles  
Building Demolition

The minutes indicate that resolutions were adopted and advertised authorizing the awarding of contracts or agreements for "Professional Services" per NJS 40A:11-5.

Inasmuch as the system of records did not provide for an accumulation of payments for categories for the performance of any work or the furnishing or hiring of any materials or supplies, the results of such an accumulation could not reasonably be ascertained. Disbursements were reviewed, however, to determine whether any clear-cut violations existed.

Our examination of expenditures did not reveal any individual payments, contracts or agreements in excess of the bid threshold "for the performance of any work, or the furnishing or hiring of any materials or supplies" other than those where bids had been previously sought by public advertisement or where a resolution had been previously adopted under the provisions of NJS 40A:11-4.

**GENERAL COMMENTS (Continued)**

Collection of Interest on Delinquent Taxes and Assessments

N.J.S. 54:4-67, as amended, the statute provides the method for authorizing interest and the maximum rates to be charged for the non-payment of taxes or assessments on or before the date when they would become delinquent.

The Governing Body on January 2, 2019 adopted the following resolution authorizing interest to be charged on delinquent taxes:

BE IT RESOLVED, by the City Council of the City of South Amboy, County of Middlesex, State of New Jersey, that interest on delinquent taxes during the year 2019 be charged at the rate of eight percent (8%) per annum on the first \$1,500.00 of the delinquency and eighteen percent (18%) per annum on any amount in excess of \$1,500.00, the same to be calculated from the date the tax was payable until the date of actual payment, provided, however, that no interest be charged if payment of taxes is made within ten (10) days after which the same became payable.

The Governing Body also approved the following resolution on January 3, 2019 authorizing interest on delinquent sewer revenues;

BE IT RESOLVED, by the City Council of the City of South Amboy, County of Middlesex, State of New Jersey, that if any part of the amount due and payable in sewer rates, rentals, connections fees or other charges remain unpaid for thirty (30) days following the date for the payment thereof, interest upon the amount unpaid shall accrue at the rate of eighteen percent (18%) per annum, until paid in full.

It appears from an examination of the Collector's record that interest was collected in accordance with the foregoing resolution.

Delinquent Taxes and Tax Title Liens

An accelerated tax sale was held on December 19, 2019.

The following comparison is made of the number of tax title liens receivable outstanding at December 31, 2019, 2018 and 2017.

<u>December 31</u>	<u>Number of Liens</u>
2019	24
2018	26
2017	28

It is essential to good management that all means provided by statute be utilized to liquidate tax title liens in order to get such properties back on a tax-paying basis.

## RECOMMENDATIONS

It is recommended that:

- \* 1. Old outstanding grants receivable balances in the Current Fund be collected or cleared of record.
- 2. All tickets outstanding in excess of six months on the Municipal Court's "Tickets Assigned Not Issued Report" be recalled.
- 3. The City publish a notice stating the nature of each professional service contract, duration, service and amount of contract in its official newspaper.

### Status of Prior Year's Audit Findings/Recommendations

A review was performed on the prior year's recommendation and corrective action was taken with the exception of those recommendations denoted with an asterisk (\*).

\*\*\*\*\*

The problems and weaknesses noted in our audit were not of such magnitude that they would affect our ability to express an opinion on the financial statements taken as a whole.

Should any questions arise as to our comments and recommendations, or should you desire assistance in implementing our recommendations, please do not hesitate to call us.



LERCH, VINCI & HIGGINS, LLP  
Certified Public Accountants  
Registered Municipal Accountants



Gary W. Higgins  
Registered Municipal Accountant  
RMA Number CR00405

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 20-262**

**RESOLUTION APPROVING THE 2019 ANNUAL AUDIT  
CORRECTIVE ACTION PLAN  
AND AUTHORIZING THE FILING OF SAID PLAN WITH THE  
DIVISION OF LOCAL GOVERNMENT SERVICES**

**WHEREAS**, the City of South Amboy is required, pursuant to the Single Audit Act Amendments of 1996, to prepare a Corrective Action Plan based on the findings and recommendations contained in the Annual Audit for 2019; and

**WHEREAS**, the City is required to submit a Corrective Action Plan to the Division of Local Government Services as part of the annual audit process, and to file a copy of said Plan with the City Clerk; and

**WHEREAS**, the Governing Body has received the 2019 Annual Audit – Corrective Action Plan.

**NOW, THEREFORE, BE AND IT IS, HEREBY RESOLVED** by the Governing Body of the City of South Amboy, County of Middlesex, State of New Jersey that the 2019 Annual Audit – Corrective Action Plan, a copy of which is attached hereto and incorporated herein by reference, is hereby approved.

**BE IT FURTHER RESOLVED** that the proper City officials are hereby authorized and directed to file said Corrective Action Plan with the Local Government Services, and to file a copy with the City Clerk.

# **CITY OF SOUTH AMBOY**

Middlesex County

## **CORRECTIVE ACTION PLAN DECEMBER 2019**

**CITY OF SOUTH AMBOY  
MIDDLESEX COUNTY  
AUDIT REPORT YEAR: DECEMBER 31, 2019**

**RECOMMENDATIONS:**

1. **FINDING:** \*Old outstanding grants receivable balances in the Current Fund be collected or cleared of record.

**ANALYSIS:** State & Federal Grants Receivable have old grants recorded and some that have not had activity for years. Every Grant Receivable should be monitored for inactivity and aging.

**CORRECTIVE ACTION:** Every Grant receivable balance will be thoroughly investigated and collected where possible or cleared of record if deemed uncollectable. There has been a delay in the coordination of assistance from the City Engineer in researching some of these older grants but there has been progress. Grants Receivable will continue to be reviewed on a regular basis.

**IMPLEMENTATION DATE:** Ongoing

2. **FINDING:** All Tickets outstanding in excess of six months on the Municipal Court's "Tickets Assigned Not Issued Report" be recalled.

**ANALYSIS:** There has been an increase in assigned but not issued tickets that are over six months old that need to be collected or reassigned to the respective officers.

**CORRECTIVE ACTION:** The Court Administrator will review all assigned but not issued tickets over six months old on a regular basis so that they can collect them or reassign them on a timely basis.

**IMPLEMENTATION DATE:** July 2019

3. **FINDING:** The City publish a notice stating the nature of each professional service contract, duration, service and amount of contract in its official newspaper.

**ANALYSIS:** The City Clerk did not publish each professional service contract, duration, service and amount of contract in its official newspaper that was appointed for 2019.

**CORRECTIVE ACTION:** That the City Clerk publish a notice stating the nature of each professional service contract, duration, service and amount of contract in its official newspaper.

**IMPLEMENTATION DATE:** July 2019

A review was performed on the prior year's recommendations and corrective action was taken with The exception of those recommendations denoted with an (\*).

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

ORDINANCE NO. 06-2020

AN ORDINANCE AMENDING AND SUPPLEMENTING  
ORDINANCE NO. 1036 ENTITLED "PARKING AND  
TRAFFIC REGULATIONS FOR THE CITY OF SOUTH  
AMBOY" IN THE COUNTY OF MIDDLESEX AND  
STATE OF NEW JERSEY – 350 MAIN ST. - SMITH

**BE AND IT IS HEREBY ORDAINED** by the Council for the City of South Amboy, Middlesex County, New Jersey, on the Ordinance No. 1036, entitled "Parking and Traffic Regulations for the City of South Amboy" is hereby amended and supplemented as follows:

Add the Following:

ARTICLE V            Handicapped Parking

Section 5-1 Special Parking for Handicapped

Section X Handicapped Parking

Add the Following:

NAME OF STREET

LOCATION

Main St.

Sign to be placed 230 feet from the curb line of Main St./Potter St. in front of the residence at 350 Main St.

The invalidity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

This ordinance shall take effect after final passage and publication as provided by law.

The Municipal Clerk shall serve a certified true copy of this Ordinance upon the South Amboy Police Department.

---

Deborah Brooks  
Municipal Clerk

Introduced on First Reading: June 17, 2020  
First Publication: June 22, 2020  
Approved on Final Reading:  
Final Publication:

**ORDINANCE NO. 07-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE OF CITY SOUTH  
AMBOY ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS IN  
THE CITY OF SOUTH AMBOY**

**Whereas**, the intent of New Jersey's Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.* (OPMA), is to ensure that governmental meetings conducted in the open; and

**Whereas**, the OPMA permits a public body to (1) conduct a meeting and any public business, (2) cause a meeting to be open to the public, (3) vote, and (4) receive public comment by use of teleconferencing or other electronic means, such as internet-streaming sites like Zoom or Go-To-Meeting; and

**Whereas**, all municipalities must comply with the 48-hour advance notice requirements of the OPMA for all meetings, and must ensure that the public retains the ability to attend and provide comment at meetings conducted by electronic means; and

**Whereas**, it is the desire of the South Amboy City Council to ensure that members of the Governing Body, City officials, and members of the public are guaranteed the opportunity to fully participate in meetings conducted by electronic means;

**NOW THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, Middlesex County, New Jersey, the Code of the City of South Amboy be amended and supplemented as follows:

*Chapter 5,*

*Article 2*

Add: *Section 31*

**Section 31 Standards for Electronic Meetings.** The Governing Body is hereby authorized to conduct public meetings exclusively in electronic form in compliance with

the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.*, provided the medium for such meeting, whether telephonic, broadcast video, computer-based, or other electronic media, or any combination of these, and the conduct of the electronic meeting, allows for the following standards and practices to be met:

(a) At the beginning of any electronic meeting, the presiding officer shall poll the members of the Governing Body to confirm attendance, and any member of the Governing Body attending by way of electronic media shall be considered present for the purposes of constituting a quorum.

(b) Whenever a meeting shall be noticed by the City Clerk to be conducted by electronic media, each member of the Governing Body who intends to participate in such meeting, as well as the Mayor, shall provide to the City Clerk a telephone number or other means of alternative contact by which the Clerk can contact that individual in the event that they do not answer the roll call at the beginning of the meeting to confirm whether or not that individual intends to participate in the meeting;

(c) If any member of the Governing Body or the Mayor has expressed to the Clerk an intention to attend the electronic meeting but does not answer the roll call, then the proceedings shall be paused by the presiding officer for a period not to exceed ten (10) minutes to allow the Clerk sufficient time to contact that individual using the telephone number or other means provided or, if no such number has been provided for the specific meeting, then the telephone number on file for that person with the City Clerk's Office;

(d) If any Governing Body member or Mayor has not notified the Clerk of an intention to attend the meeting to be conducted in full or in part by electronic media, then no such contact as set forth in paragraph (c) shall be required;

(e) Following the taking of the roll call, and before the transaction of any business, the Clerk shall affirm that she or her designee has confirmed that the information provided on the public notice of hearing is correct and that the designated electronic system is in proper working order so that members of the public can participate in the meeting;

(f) Any member of the Governing Body or Mayor that is unable to participate via computer, smartphone or other electronic device shall be afforded the opportunity to participate by telephone.

(g) Any vote of the Governing Body during a meeting conducted fully or partially by electronic means shall be conducted by individual voice vote of the members of the Governing Body, who shall verbally indicate their vote on any matter by stating “<name of Governing Body member>, yes” or “<name of Governing Body member>, no.” All individual votes shall be recorded by the Clerk.

(h) Meetings shall be recorded or minutes kept in the same manner as an in-person meeting.

(i) All members of the governing body, officials, staff, and presenters shall identify themselves by name and be recognized prior to speaking. Members of the Governing Body shall strictly comply with the rules of the Governing Body as they relate to procedural matters to preserve order and allow for the effectiveness of electronic meetings.

(j) Electronic executive sessions shall be permitted in accordance with the provisions of the Open Public Meetings Act and the Governing Body shall properly announce by resolution it's reason for going into any executive session in conformance with the Act. The electronic meeting utilized for such executive session may be held by (i) a separate telephonic, broadcast video, computer-based, or other electronic media, or any combination of these wherein the public

shall not be permitted to participate, or (ii) on the initial telephonic, broadcast video, computer-based, or other electronic media, or any combination of these, with the implementation of necessary participation or listening restrictions, provided that in either instance all members of the Governing Body must have the capability to be heard at all times.

(k) Public comment periods, and the opportunity for the public to be heard during any public meeting conducted fully or partially by electronic media shall be the same as if the meeting were conducted fully in-person, and shall comply with the Open Public Meetings Act and with all local ordinances. Additionally, in lieu of appearing during a public comment period members of the public may submit written public comments not to exceed 250 words to the Clerk not later than twenty-four (24) hours prior to the noticed start of the meeting, and such comments shall be read into the record immediately following closure of the public comment portion of the meeting.

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjusted invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this ordinance shall be deemed to be valid and effective.

This Ordinance shall take effect upon final passage and publication pursuant to law.

Introduced on First Reading: June 17, 2020

Date of Publication: June 22, 2020

Adopted on Second Reading:

Date of Final Publication:

**ORDINANCE 08-2020**

**AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN**

**WHEREAS**, the City of South Amboy in the County of Middlesex, New Jersey (the “**City**”) is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of redevelopment and to adopt redevelopment plans therefor; and

**WHEREAS**, the City previously adopted redevelopment plans, including the Broadway/Main Street Redevelopment Plan and the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, the Northern Waterfront Redevelopment Plan was adopted by Ordinance #20-95 on July 5, 1995; and

**WHEREAS**, the Broadway/Main Street Redevelopment Plan was adopted by Ordinance #6-2002 on May 15, 2002, and was subsequently amended several times; and

**WHEREAS**, the Northern Waterfront Redevelopment Plan only provides for one permitted use – Industrial Recycling; and

**WHEREAS**, the property designated as Block 160, Lot 1.03 (“**Lot 1.03**”) was originally governed by the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, by Ordinance #6-2005, adopted March 20, 2005, Lot 1.03 was realigned into the Broadway/Main Street Redevelopment Plan; and

**WHEREAS**, although the City’s Planning Board (the “**Planning Board**”) previously granted approvals to develop Lot 1.03 with a mixed-use project, including professional office and multi-family space, and other outside agency approvals were also granted, no progress has been made on such project for over ten years; and

**WHEREAS**, the current use on Lot 1.03 is tenant trailer storage, which is non-conforming, and the owner of Lot 1.03 requested that the City consider amending the Broadway/Main Street Redevelopment Plan to permit light industrial uses; and

**WHEREAS**, the properties designated as Block 160, Lots 1, 1.01 and 1.02 are located in the area governed by the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, the City authorized and directed the preparation of an amendment to the Broadway/Main Street Redevelopment Plan and to the Northern Waterfront Redevelopment Plan to permit light industrial uses, and to provide associated bulk standards therefor, applicable to Block 160, Lots 1, 1.01, 1.02 and 1.03; and

**WHEREAS**, AJV Engineering, Inc. (“**AJV**”) prepared a memorandum, dated May 12, 2020, a copy of which is attached hereto as **Exhibit A**, outlining proposed amendments to Lot 1.03 in the Broadway/Main Street Redevelopment Plan and to Block 160, Lots 1, 1.01 and 1.02 in the Northern Waterfront Redevelopment Plan, to include light industrial as a permitted use and appropriate bulk standards therefor (the “**Redevelopment Plan Amendments**”); and

**WHEREAS**, AJV found that, in light of the lack of development of Lot 1.03 since its inclusion in the Broadway/Main Street Redevelopment Plan and the grant of development approvals for office/residential uses, the addition of light industrial as a permitted use therefor is appropriate; and

**WHEREAS**, in accordance with the Redevelopment Law, the Planning Board reviewed the Redevelopment Plan Amendments and found, among other things, that the Redevelopment Plan Amendments are reasonable and appropriate, and are not inconsistent with the City’s Master Plan, and recommended that the City adopt same; and

**WHEREAS**, the City Council agrees with the Planning Board and believes that the Redevelopment Plan Amendments are in the best interests of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of South Amboy, New Jersey as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Redevelopment Plan Amendments, as outlined in **Exhibit A** attached hereto, are hereby adopted and shall govern the portion of the Broadway/Main Street Redevelopment Area consisting of Block 160, Lot 1.03 and the portion of the Northern Waterfront Redevelopment Area consisting of Block 160, Lots 1, 1.01 and 1.02. AJV is authorized to prepare any additional documents to memorialize the Redevelopment Plan Amendment, if necessary.
3. The zoning district map of the City’s Land Development Ordinance is hereby amended to reflect the applicability of the Redevelopment Plan Amendments to the properties identified in paragraph 2 above.
4. The Redevelopment Plan Amendments shall supercede the City’s Land Development Ordinance as it affects the properties identified in paragraph 2 above.
5. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of the inconsistency.
6. This Ordinance shall take effect twenty (20) days following final passage and shall be published as required by law.

**EXHIBIT A**

ORDINANCE 08-2020

EXHIBIT A



Angelo J. Valetutto, P.E., P.P.  
Jason C. Valetutto, P.E., P.P.

May 12, 2020

Ms. Mary Szaro, Chairwoman  
City of South Amboy Planning Board  
140 North Broadway  
South Amboy, NJ 08879

Re: Request to amend  
Northern Waterfront Redevelopment Plan  
Broadway/Main Street Redevelopment Plan

Dear Ms. Szaro:

This office has been directed by both Mr. Glenn Skarzynski, City Business Administrator (City) and Mr. Eric Chubenko, Executive Director, South Amboy Redevelopment Agency (SARA) to review a request to amend both the Northern Waterfront Redevelopment Plan and the Broadway/Main Street Redevelopment Plan. The proposed amendment is to expand the permitted uses to include light industrial uses for Block 160, Lots 1, 1.01, 1.02, and 1.03 (Exhibit "A"). Block 160, Lots 1, 1.01, and 1.02 are in the Northern Waterfront Redevelopment Area. The Northern Waterfront Redevelopment Plan was adopted by City Council Ordinance 20-95 by Second Reading dated 7/5/95 (Exhibit "B"). The Plan provides for permitted uses, accessory uses, and bulk standards as shown on Page 8 of the Northern Waterfront Redevelopment Plan (Exhibit "C"). The Northern Redevelopment Plan has only one permitted use, Industrial Recycling. The current use of the property is a tenant trailer storage yard, which is a non-conforming use. However since the use existed prior to adoption of the Redevelopment Plan, they are permitted to continue the tenant trailer storage yard under an agreement ending 6/27/2022 between the owner of the property and the City of South Amboy. The review comments for an expanded use to include light industrial and bulk standards are appropriate for review of Block 160, Lots 1, 1.01, and 1.02.

Block 160, Lot 1.03 is in the Broadway/Main Street Redevelopment Area. The tract has Planning Board approval for a mixed use development of professional offices and multi-family residential. In addition, there is a fully executed Redeveloper's Agreement and fully executed Builder's Agreement. The Broadway/Main Street Redevelopment Plan was first adopted by City Council Ordinance 6-2002 on Second Reading dated 5/15/02 (Exhibit "D"). The Broadway/Main Street Redevelopment Plan has gone through a number of amendments through and including Ordinance 29-2010, adopted by City Council on Second Reading dated 12/15/10 (Exhibit "E"). Enclosed is a copy of this office's 11/19/10 report that served as the basis for Ordinance 29-2010 and includes a detailed narrative history of the Broadway/Main Street Redevelopment Area/Plan (Exhibit "F"). It also includes recommended amended permitted uses/bulk standards that constitute the current standards for the Broadway/Main Street Redevelopment Plan (Exhibit "G"). A review of these standards does not include light industrial uses. This office finds that the contents of the 11/19/10 report remains accurate at this time. However, due to the lack of redevelopment for Block 160,

Lot 1.03 with the current development standards, we find that the requested use/bulk standards for this subject tract is appropriate.

The history of Block 160, Lot 1.03 initially for Industrial Recycling when it was in the Northern Waterfront Redevelopment Area; however development did not materialize due to insufficient potable water being able to be brought to serve the Site cost-effectively. The property was realigned into the Broadway/Main Street Redevelopment Area by Council Ordinance #6-2005 adopted by Second Reading March 20, 2005 (Exhibit "H"). The current approval as a mixed use (professional office and multi-family) had secured Planning Board Resolution compliant plans that included all outside agency approvals (County, Soil Erosion, and N.J.D.E.P.). In addition, a Redeveloper's Agreement and a Builder's Agreement were executed. Unfortunately, no significant progress beyond that point proceeded over the approximately past ten years plus.

The lack of redevelopment for heavy industrial, professional offices, or multifamily residential uses leaves the light industrial use as the most appropriate use for this property. Light industrial uses have been successful across the street from Block 160, Lot 1.03 for many years and has included a major expansion to the Cambridge Pavers use.

The Development Standards for the M-1 Light Industrial Zone are located in Chapter 53 Section 96 of the City's Development Regulations and allows the following permitted principal and accessory uses:

§ 53-96. M-1 Light Industrial Zone Regulations.

A. Permitted principal uses.

1. Business, professional and governmental offices.
2. Research, experimental and testing laboratories.
3. Wholesale offices and showrooms with accessory storage of goods.
4. Screened storage and warehousing except as otherwise prohibited. [Amended 12-31-1998 by Ord. No. 37-1998]
5. Light industrial manufacturing, processing and assembling.

B. Permitted accessory uses.

1. Off-street parking, loading and ramp area.
2. The enclosed warehousing and storage of goods and products. [sic]
3. Garage space necessary to store any vehicles on the premises.
4. Railroad sidings and facilities.

We recommend that the following accessory uses be added:

5. Water dependent uses.
6. Waterfront walkway.

Similarly, the bulk standards for the Light Industrial Zone is as follows:

Minimum Lot Area	40,000 sf
Minimum Lot Width	150 lf
Minimum Lot Depth	250 lf
Minimum Front Yard	50 lf
Minimum One Side Yard	25 lf
Minimum Total Side Yards	50 lf
Minimum Rear Yard	25 lf
Maximum Height	50 lf
Maximum Height	3 stories
Maximum Lot Coverage	30%
Minimum Off-Street Parking Ratio	3/1,000 sf of floor area
Minimum Distance Between Buildings	50 lf
Minimum Site Landscaping	10%

**Accessory Buildings**

Minimum Side Yard	10 lf
Minimum Rear Yard	10 lf

While these bulk standards are a sound basis for consideration, we believe that the current light industry has changed over the years. The current development of light industrial uses includes larger buildings to accommodate the need for an expanded variety of inventory. The current technology and product handling requires less employees and thus appropriate for off-street parking to be based on employees (maximum shift) and not gross floor area.

Thus, we offer that the following revisions be incorporated into the two Redevelopment Plans:

1. Lot coverage increase to 45%.
2. Off-street parking parking:
  - a. Warehouse use: 1 parking space per employee (maximum shift) + 10%
  - b. Office use: 1/300 sf gross floor area

In addition, we recommend a floor area ratio (FAR) standard of 1.50:1 be added.

Given the fact that Block 160, Lots 1, 1.01 and 1.02 is in the Northern Waterfront Redevelopment Area and Block 160, Lot 1.03 is in the Broadway/Main Street Redevelopment Area, both Redevelopment Plans must be amended. It is recommended that amendments to both Redevelopment Plans specify the Block/Lots being effected to insure accuracy in the City's intentions for both Redevelopment Areas.

In summary, we recommend the following amendments to the Northern Waterfront Redevelopment and Broadway/Main Street Redevelopment Plans for the specific Block/Lots:

A. Permitted principal uses.

1. Business, professional and governmental offices.
2. Research, experimental and testing laboratories.
3. Wholesale offices and showrooms with accessory storage of goods.
4. Screened storage and warehousing.
5. Light industrial manufacturing, processing and assembling.

B. Permitted accessory uses.

1. Off-street parking, loading and ramp area.
2. Enclosed warehousing and storage of goods and products.
3. Garage space necessary to store any vehicles on the premises.
4. Railroad sidings and facilities.
5. Water dependent uses.
6. Waterfront walkway.

Bulk Standards for the M-1 Light Industrial Zone

Minimum Lot Area	40,000 sf
Minimum Lot Width	150 lf
Minimum Lot Depth	250 lf
Minimum Front Yard	50 lf
Minimum One Side Yard	25 lf
Minimum Total Side Yards	50 lf
Minimum Rear Yard	25 lf
Maximum Height	50 lf
Maximum Height	3 stories
Maximum Lot Coverage	45%
F.A.R.	1.50:1
Minimum Off-Street Parking Ratio	Warehouse use: 1 parking space per employee (maximum shift) + 10% Office use: 3/1,000 sf of floor area
Minimum Distance Between Buildings	50 lf
Minimum Site Landscaping	10%

Accessory Buildings

Minimum Side Yard	10 lf
Minimum Rear Yard	10 lf

It is recommended that the Planning Board review this report and adopt a Resolution to the South Amboy Redevelopment Agency for Recommendation of the amendments to the Northern Waterfront Redevelopment Plan and Broadway/Main Street Redevelopment Plan.

Very truly yours,



Angelo J. Valetutto, P.E., P.P.  
Board Consultant  
For The Firm

encl.

pc: Amy Russo, Board Secretary, via email only  
All Board Members, via Board Secretary  
Mr. Eric Chubenko, Executive Director SARA, via email only  
Kevin P. McManimon, Esq., SARA, via email only  
James E. Stahl, Esq., Board Attorney, via email only





# EXHIBIT "B"

CITY OF SOUTH AMBOY

ORDINANCE NO. 20-95

AN ORDINANCE APPROVING THE "NORTHERN WATERFRONT REDEVELOPMENT PLAN" IN THE CITY OF SOUTH AMBOY, PURSUANT TO N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the governing body of the City of South Amboy, by Resolution No. 203-92, on September 1, 1992, unanimously approved the Redevelopment Area Studies and Redevelopment Plan Formulation Resolution, which included an area in the City of South Amboy, referred to as the "Northern Waterfront Tract" and the "Railroad Tract" (hereinafter NWRA); and,

WHEREAS, the NWRA was more particularly described in a report entitled "Redevelopment Area Report for a Study Area: Northern Waterfront/Railbound Area", prepared by Moskowitz, Hoyer & Gruel, P.A., Cory Commons, Suite 204A, 123 Columbia Turnpike, Florham Park, New Jersey, 07932, and signed by Susan S. Gruel, P.P., No. 1955, and Janice E. Tolley, P.P., No. 5059, dated September 14, 1992 and revised September 21, 1992 and October, 1992; and,

WHEREAS, the South Amboy Planning Board did, thereupon, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., cause to be studied and reviewed said report for the purposes of determining whether or not the criteria contained in N.J.S.A. 40A:12A-5 qualified the NWRA as a "redevelopment area"; and,

WHEREAS, consistent with the Open Public Meetings Act, the Planning Board held hearings on November 29, 1993, February 14, 1994, February 21, 1994 and September 28, 1994; and,

WHEREAS, at the hearings, the Planning Board received the NWRA report from the specially appointed redevelopment consultant, Moskowitz, Hoyer & Gruel, P.A. The report outlined the study area for its conformity with the statutory redevelopment criteria; and,

WHEREAS, the Planning Board reviewed and studied the 5 page Redevelopment Area Statement for the Northern Waterfront Area, from the appointed redevelopment consultant, Susan S. Gruel, P.P., No. 1955, dated September 28, 1994; and,

# EXHIBIT "B" CONT.

WHEREAS, the Planning Board, pursuant to state statute, carefully considered the evidence and testimony presented during the hearings and forwarded its report and recommendations to the Mayor and Council of the City of South Amboy; and,

WHEREAS, the Planning Board's report, conclusions and recommendations are contained in a Resolution dated the 28th day of September, 1994; and,

WHEREAS, the governing body of the City of South Amboy, by Resolution No. 84-95, on April 11, 1995, pursuant to N.J.S.A. 40A:12A-6, approved the findings, conclusions and recommendations of the South Amboy Planning Board, as set forth in its September 28, 1994 Resolution and approved and adopted the Redevelopment Area Criteria Map, prepared by Moskowitz, Meyer & Gruel, P.A., revised September, 1994; and,

WHEREAS, the South Amboy Planning Board, by Resolution dated June 14, 1995, approved, in its entirety, the "Northern Waterfront Redevelopment Plan" for the City of South Amboy, Middlesex County, New Jersey, prepared by AJV Engineering and Angelo J. Valetutto (N.J.P.P. #2777) and dated June 7, 1995; and,

WHEREAS, the aforesaid Resolution and Redevelopment Plan has been submitted to the governing body of the City of South Amboy for its review in accordance with N.J.S.A. 40A:12A-7; and,

WHEREAS, Angelo J. Valetutto, N.J.P.P. #2777 appeared at a duly convened Special Meeting of the Governing Body on June 20, 1995 and presented certain amendments to the June 7, 1995 "Northern Waterfront Redevelopment Plan"; and,

WHEREAS, the governing body received and reviewed the "Northern Waterfront Redevelopment Plan" as amended on June 20, 1995; and,

WHEREAS, the governing body is of the opinion that the "Northern Waterfront Redevelopment Plan" as amended on June 20, 1995, be adopted;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. In accordance with the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1, et seq., the factual findings,


# EXHIBIT "B" CONT.

conclusions and recommendations of the South Amboy Planning Board, as set forth in its Resolution dated June 14, 1995, are, hereby, adopted, subject to the June 20, 1995 amendments to the "Northern Waterfront Redevelopment Plan".

2. The report entitled "Northern Waterfront Redevelopment Plan", prepared by AJV Engineering, 109 Green Street, Woodbridge, New Jersey, 07095, and signed by Angelo J. Valetutto, N.J.P.P. #2777, and dated June 20, 1995, is, hereby, approved and adopted, in its entirety and said report shall be filed, together with the June 14, 1995 Resolution of the South Amboy Planning Board, in the Office of the Municipal Clerk.

3. The Zoning District Map included in the Zoning Ordinance shall hereby be amended to indicate the redevelopment area to which the "Northern Waterfront Redevelopment Plan" applies.

5. This Ordinance shall take effect immediately upon final passage and publication according to law.

  
JAMES C. REICK  
Council President

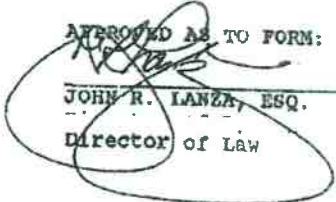
ATTEST:

  
KATHLEEN VIGILANTE, Clerk

APPROVED

  
JOHN T. O'LEARY, Mayor

APPROVED AS TO FORM:

  
JOHN R. LANZA, ESQ.  
Director of Law

Introduced on First Reading: 6/20/95  
Date of Publication: 6/25/95  
Adopted on Second Reading: 7/5/95  
Date of Second Publication: 7/8/95

# EXHIBIT "C"

## NORTHERN WATERFRONT REDEVELOPMENT PLAN

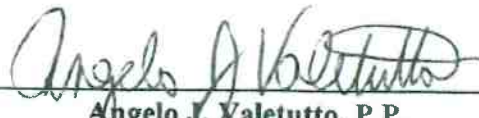
*City of South Amboy  
Middlesex County, New Jersey*

**Prepared by**

**AJV Engineering  
109 Green Street  
Woodbridge, New Jersey 07095**

**June 7, 1995  
Amended June 20, 1995**

**The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.**



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**Angelo J. Valetutto, P.P.  
N.J.P.P. #2777**

# EXHIBIT "C" CONT.

## VIII. LAND USE PROVISIONS AND STANDARDS

### Industrial Recycling

- A. Permitted Uses: Industrial Recycling Facility.
- B. Accessory Uses: Off-street parking, loading spaces, trailer storage, fences, walls, waterfront walkway, open space, utilities and marina related uses such as piers, docks, catwalks, floating docks, breakwater and jetties, and Co-Generation Facilities.
- C. Bulk Standards
- Minimum lot area - 25 acres
  - Minimum lot width - 1,000 feet
  - Minimum lot depth - 300 feet
  - Minimum front yard - 75 feet
  - Minimum rear yard - 25 feet
  - Minimum one side yard - 50 feet
  - Minimum total side yard - 100 feet
  - Maximum lot coverage - 40%
  - Maximum building height - 100 feet
  - Minimum off-street parking - 1/employee maximum shift plus 10% or 1/employee any overlapping shifts, whichever is greater
  - Minimum distance between buildings - 50 feet
  - Minimum landscaping - 10%
  - Minimum accessory building side yard - 25 feet
  - Minimum accessory building rear yard - 25 feet
- D. The land use controls and provisions within the Northern Waterfront Redevelopment Area will be set forth in a developer's agreement using the framework established in the Northern Waterfront Redevelopment Plan.

# EXHIBIT "D"

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

ORDINANCE #6-2002

## ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE BROADWAY/MAIN STREET REDEVELOPMENT AREA.

**WHEREAS**, on or about July 26, 2001, the Planning Board adopted a Resolution recommending to the South Amboy City Council ("Council") that certain properties in Table 1 attached thereto ("Properties") be designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, Resolution 160-01, adopted by the Council on August 2, 2001, declared that the Properties constitute a Redevelopment Area as defined in N.J.S.A. 40A:12A-1, et seq. of the Local Redevelopment and Housing Law ("L.R.H.L."); and

**WHEREAS**, the City Council in accordance with N.J.S.A. 40A:12-7 f. of the L.R.H.L., directed the Planning Board to prepare a Proposed Redevelopment Plan, as defined in N.J.S.A. 40A:12-3 and set forth in N.J.S.A. 40A:12A-7, and said Proposed Redevelopment Plan has been prepared and is set forth in the following: (1) "Redevelopment Plan for Broadway/Main Street", prepared by A.J.V. Engineering, Inc., dated February 8, 2002, and (2) recommendation to supplement the plan, prepared by Angelo J. Valetatto, P.E., P.P. and dated April 24, 2002, and

**WHEREAS**, on the 24<sup>th</sup> day of April, 2002, the Planning Board of the City of South Amboy resolved that pursuant to N.J.S.A. 40A:12A-7.f., the aforementioned Redevelopment Plan for Broadway/Main Street, with the supplement thereto, be transmitted to the City of South Amboy with the recommendation for its adoption;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. In accordance with the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1, et seq., the recommendation of the Planning Board, as set forth in the aforesaid Resolution dated the 24<sup>th</sup> day of April, 2002, and regarding the "Redevelopment Plan for Broadway/Main Street", with the supplement thereto, prepared by A.J.V. Engineering, Inc., is hereby adopted.
2. The Redevelopment Plan entitled "Redevelopment Plan for Broadway/Main Street", prepared by A.J.V. Engineering, Inc., Woodbridge, New Jersey, 07095, dated February 8, 2002, and the supplement thereto, dated April 24, 2002, are hereby approved and adopted.
3. The Zoning District Map included in the Zoning Ordinance is hereby amended to include the Redevelopment Area to which the "Redevelopment Plan for Broadway/Main Street" and its April 24, 2002 supplement apply.

This Ordinance shall take effect immediately upon final passage and publication according to law.

  
FRED A. HENRY  
Council President

ATTEST:

  
KATHLEEN VIGILANTE  
Municipal Clerk

APPROVED

  
JOHN P. O'LEARY  
Mayor

APPROVED AS TO FORM:

  
JOHN K. LANZA, ESQ.  
Law Director

Introduced on First Reading: 5-1-02  
Date of Publication: 5-5-02  
Adopted on Second Reading: 5-15-02  
Date of Final Publication: 5-19-02

# EXHIBIT "E"

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

## ORDINANCE NO. 29-2010

### **AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 161, LOT 25; BLOCK 162, LOT 6.02; BLOCK 161, LOT 90 AND BLOCK 162, LOTS 6 AND 25.01**

**WHEREAS**, the Council of the City of south Amboy, pursuant to Resolution #36-2005, designated Block 161, Lot 25; Block 162, Lot 6.02; Block 161, Lot 90 and, conditionally, Block 162, Lots 6 and 25.01, as areas in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.;

**WHEREAS**, the City of South Amboy did acquire, from the Consolidated Rail Corporation ("Conrail") the properties known generally as Block 162, Lots 6 and 25.01; and,

**WHEREAS**, the former Conrail property, Block 162, Lots 6 and 25.01, is no longer a part of Conrail's (or its successors and assigns) integrated rail system; and,

**WHEREAS**, the conditions to declare Block 162, Lots 6 and 25.01 as areas in need of redevelopment, pursuant to Resolution #36-2005, paragraph 4, have been satisfied; and,

**WHEREAS**, the City of South Amboy has established in the general area of the aforesaid properties the Redevelopment Plan for Broadway/Main Street; and,

**WHEREAS**, the Council of the City of South Amboy, subject to the report and recommendations from the South Amboy Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7, was of the opinion that the aforesaid areas in need of redevelopment should be included into the Redevelopment Plan for Broadway/Main Street, with all supplements thereto; and,

**WHEREAS**, the Council of the City of South Amboy, introduced, on first reading, Ordinance No. 23-2010, which incorporated into the "Redevelopment Plan for Broadway/Main Street", with all supplements thereto, prepared by A.J.V. Engineering, Inc., the above referred to properties and included the following uses applicable to waterfront properties: Water dependent uses such as marina, ferry dock/service and all accessory uses to support water dependent uses, such as parking, boat fueling stations, boat storage, boat repair and restaurants; and,

**WHEREAS**, the redevelopment plan for the aforesaid properties was subject to the review and report of the South Amboy Planning Board, pursuant to N.J.S.A. 40A:12A-7.e; and,

**WHEREAS**, the Council of the City of South Amboy directed the Clerk to forward a copy of the Ordinance No. 23-2010 to the South Amboy Planning Board with the request that it do an investigation and make its recommendation and report to the South Amboy City Council in accordance with N.J.S.A. 40A:12A-7; and,

# EXHIBIT "E" CONT.

**WHEREAS**, the Planning Board retained the firm of A.J.V. Engineering, Inc. to assist in the aforementioned investigation and to prepare a report regarding its findings and opinion as to possible recommendations in relation to the proposed ordinance; and,

**WHEREAS**, Angelo J. Valetutto, P.P., P.E., of A.J.V. Engineering, Inc., conducted an investigation and prepared a report entitled: "Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend, dated November 19, 2010", (the "Report"); and,

**WHEREAS**, during its hearing on November 22, 2010, the Planning Board considered the proposed ordinance, the report of Angelo J. Valetutto, P.P., P.E. and proposed changes to the Broadway/Main Street Redevelopment Plan; and,

**WHEREAS**, on November 22, 2010, Angelo J. Valetutto, P.P. presented testimony at the public hearing before the Planning Board and regarding the recommendations in the report; and,

**WHEREAS**, the Planning Board considered the report and desired to provide its recommendation to the City Council that the Broadway/Main Street Redevelopment Plan be amended consistent with the report; and,

**WHEREAS**, on November 22, 2010, the Planning Board of the City of South Amboy resolved that pursuant to N.J.S.A. 40A:17A-7.f, the aforementioned "Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend", dated November 19, 2010 be transmitted to the City of South Amboy with revisions, as set forth in the Planning Board's Resolution of November 22, 2010;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the recommendation of the Planning Board, as set forth in the aforesaid Resolution dated November 22, 2010, and regarding the Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend, dated November 19, 2010, prepared by Angelo J. Valetutto, P.P., of A.J.V. Engineering, Inc., with the recommended revisions, be and is hereby adopted.

2. The report entitled Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend, dated November 19, 2010 with the revisions set forth in the Planning Board's November 22, 2010 Resolution are hereby approved and adopted.

3. The Zoning District Map included in the Zoning Ordinance is hereby amended to include the redevelopment area to which the aforesaid redevelopment plan with the approved revisions apply.

4. This Ordinance shall take effect immediately upon final passage and publication according to law.

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FRED A. HENRY  
Council President

# EXHIBIT "E" CONT.

Attest:

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KATHLEEN VIGILANTE  
City Clerk

Approved:

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JOHN T. O'LEARY  
Mayor

Approved as to form:

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JOHN R. LANZA  
Director of Law

Introduced on First Reading: 11/29/10  
First Publication: 12/5/10  
Approved on Final Reading: 12/15/10  
Final Publication: 12/19/10

# EXHIBIT "F"



Angelo J. Valetutto, P.E., P.F.  
Jason C. Valetutto, P.E., P.F.

November 19, 2010

Mr. Michael Wilday, Chairman  
City of South Amboy Planning Board  
140 North Broadway  
South Amboy, NJ 08879

Re: Proposed Ordinance to Amend  
Broadway/Main Street Redevelopment Plan

Dear Mr. Wilday:

Enclosed is a copy of the proposed Ordinance adopted by City Council on first reading, 11/1/10. Pursuant to N.J.S.A. 40A:12A-7, the Ordinance has been provided to the Planning Board for a recommendation and report prior to the Ordinance's second reading. The time frame for the Planning Board's recommendation and report is forty-five days from the adoption of the Ordinance's first reading. Since our next Board is meeting on 11/22/10, if we are able to make a recommendation in the form of a Resolution, including memorializing it at this meeting, we will be within our statutory time frame to respond. The following represents this office's report on the Ordinance for the Board's consideration at the meeting of 11/22/10.

The Ordinance involves a recommendation to include Block 161, Lot 25; Block 162, Lots 6 and 25.01; Block 162, Lot 6.02; and Block 161, Lot 90 in the Broadway/Main Street Redevelopment Area. All of the subject lots were either deemed as areas in need of redevelopment but were involved with objections by the owner (Block 161, Lot 25; Block 161, Lot 90; Block 162, Lot 6.02), or conditionally deemed as an area in need of redevelopment (Block 162, Lots 6 and 25.01). The objections by the owner of Block 161, Lot 25; Block 161, Lot 90; and Block 162, Lot 6.02 have now been withdrawn, while the conditions of designation as an area in need of redevelopment (Block 162, Lots 6 and 25.01) have been met since the parcels are no longer a part of Conrail's (or its successors and/or assigns) integrated rail system. Thus, all of these parcels can be placed into a Redevelopment Area subject to the terms of its Redevelopment Plan. The proposed Ordinance is recommending that these parcels be placed in the Broadway/Main Street Redevelopment Area. The parcels adjoin each other, abut, or are in the immediate proximity of the New Jersey Transit Line, and have frontage or are in close proximity to the City's waterfront. New Jersey Transit property (Block 164, Lot 7 and Block 162, Lot 6.01) is currently in the Southern Waterfront Redevelopment Area and adjoin the subject parcels to the west. Given the City's interest and success to expand its transit-oriented development, the recent completion of the City's Train Station, and that the New Jersey Transit property either abuts or is in close proximity to Main Street and Broadway, it is good planning to place the parcels in the Broadway/Main Street Redevelopment Area. However, it is strongly recommended that such a designation be complemented and strengthened by transferring the New Jersey Transit parcels

# EXHIBIT "F" CONT.

(Block 164, Lot 7 and Block 162, Lot 6.01) from the Southern Waterfront Redevelopment Area to the Broadway/Main Street Redevelopment Area.

The Ordinance recommends the following uses be added to the Broadway/Main Street Redevelopment Plan to provide for the inclusion of the parcels: "water dependent uses such as marina, ferry dock/service and all accessory uses to support the water dependent uses, such as parking, boat fueling stations, boat storage, boat repair and restaurants." It is recommended that the proposed Ordinance be revised for these uses to change the phrase "ferry dock/service" to "ferry terminal/service" to further define the development intention, and to eliminate "restaurant" use since restaurants (non-drive-in, non-fast-food) are already in the Broadway/Main Street Redevelopment Plan. It is also recommended that the following non-residential uses be added to the Broadway/Main Street Redevelopment Plan to support the findings/recommendations of both Redevelopment Plans for the City and its Master Plan. These uses would support the residential population of the City and give its residents the opportunity to meet their recreational needs. The recommended uses to be added to the Broadway/Main Street Redevelopment Plan are health and fitness clubs, public or private educational uses, community centers, commercial entertainment, recreation, nursing home, and adult and child day care.

The Broadway/Main Street Redevelopment Plan currently includes such residential uses as single family detached, single family attached, two family and multifamily. We offer that the parcels, by virtue of their size and proximity to both the waterfront and New Jersey Transit, gives the City what will be its only remaining opportunity to provide for residential uses that would accommodate South Amboy residents both early and late in their lives and thus, allow them to have the ability to find housing throughout their lives and strengthen the community atmosphere the City has enjoyed over the years. The proposed residential uses must be established to not encourage additional school age children, but provide affordable housing for those just starting out on their own, young couples, and individuals entering a time when their children are raised and moved on to their own lives and continue throughout the senior phase of their lives. Such recommended uses will safeguard the City's tax base without adversely affecting the school system and include Age-oriented residential, age-restricted residential (age 55 and over and senior housing), nursing homes, and assisted living facilities. These residential uses require the lot areas that are available with the proposed parcels, and need appropriate bulk standards.

We have reviewed the City of South Amboy Master Plan, including the latest Re-examination Report and find that its recommendation to revitalize the "Northern Broadway Area, as well as the expansion of the economic and tax basis through the encouragement of continuous upgrading of existing commercial area" would be advanced by these proposed recommendations. The proposed uses recommended to be included in the Broadway/Main Street Redevelopment Plan would accomplish that goal through allowing City residents the opportunity to stay local for their commercial/recreational needs. They will also add to the City's residential population, safeguard its economic base, and not be a burden on the City's school system. The proposed uses also do not adversely affect the Master Plans of contiguous municipalities (Borough of Sayreville) while meeting the goals of both the Middlesex County Master Plan that anticipates the proposed development for South Amboy, and the State Development and Redevelopment Plan policies such as redevelopment, housing, and active recreation and projects that provide for a higher magnitude of benefit for the public.

# EXHIBIT "F" CONT.

The implementation of these proposed uses cannot be accomplished without the establishment of appropriate bulk standards. The following is recommended for new bulk standards for the Broadway/Main Street Redevelopment Plan to provide for the proposed uses:

## A. Age-Oriented Residential

1. Minimum lot size: 5 acres
2. Minimum number of one bedroom/studio units: 65%
3. Maximum number of two bedroom units: 35%
4. Minimum front setback: 25 feet
5. Minimum side yard setback: 10 feet
6. Minimum total side yard setback: 25 feet
7. Minimum rear yard setback: 25 feet
8. Maximum density: 12 units/acre\*
9. Off-street parking
  - One bedroom/studio: 1.0/unit + 20% for visitors
  - Two bedroom: 2.0/unit
10. Minimum unit size (gross floor area)
  - One bedroom/studio: 800 sf
  - Two bedroom: 1,000 sf
11. Maximum building height: 60 feet/5 stories
12. Maximum lot coverage: 50%
13. Maximum impervious coverage: 80%

\* A density credit of one unit/gross acre for every two additional off-street parking spaces for public use (i.e. adjoining property owners, waterfront access)

## B. Age-restricted Residential (55 and over, senior housing, age assisted living facilities)

1. Minimum lot size: 3 acres
2. Maximum building height: 60 feet/5 stories
3. Maximum density: 34.5 units/acre
4. Maximum lot coverage: 30%
5. Maximum impervious coverage: 40%
6. Minimum off-street parking: 1/unit + 10% for visitors
7. Age-Oriented Residential (items A4, A5, A6, and A7)

## C. Nursing homes/age-assisted living residential

1. Minimum lot size: 2 acres
2. Minimum off-street parking: 1/employee maximum shift + 10%
3. Remaining bulk standards as Age-Oriented Residential (items A4, A5, A6, A7, A11, A12, and A13)

## D. Health and fitness club, community centers, commercial entertainment and recreational

1. Minimum lot size: 1.0 acre
2. Minimum off-street parking: 1/200 gross floor area
3. Maximum building height: 42 feet/3 stories

# EXHIBIT "F" CONT.

4. **Remaining bulk standards as Age-Oriented Residential** (items A4, A5, A6, A7, A12, and A13)
- E. **Marina terminal/service and water dependent uses\*\***
1. **Minimum lot size:** 5.0 acres
  2. **Minimum off-street parking:** to be determined by Planning Board as part of Site Plan review
  3. **Minimum setback from waterfront:** 5 feet
  4. **Remaining bulk standards same as Age Oriented Residential** (items A4, A5, A6, A7, A12, and A13)

\*\* Due to the variety of uses within these water dependant development uses, the Planning Board shall establish criteria not indicated on a case-by-case basis and be flexible with the stated standards.

In summary, it is recommended that the proposed Ordinance be recommended to be amended to include the following uses in the Broadway/Main Street Redevelopment Plan:

"Water dependent uses such as ferry terminal/service and all accessory uses to support water dependent uses, such as parking, boat fueling stations, boat storage, boat repair, age-oriented residential, age-restricted residential (55 and over and senior housing), nursing homes, and age assisted living facilities, health and fitness clubs, private or public educational uses, community centers, commercial entertainment, recreation nursing homes, adult day care, child day care." It is further recommended that the Broadway/Main Street Redevelopment Plan be amended to include the bulk standards as identified above.

It is important that the City provide for the types of uses with the bulk standards to continue to implement the goals and objectives of the Master Plan/Master Plan Update, as well as the adopted Broadway/Main Street Redevelopment Plan. The parcels that are part of the proposed Ordinance represent the largest remaining tracts of land to be redeveloped and achieve the overall goals of the City's Redevelopment.

Very truly yours,



Angelo J. Valetutto, P.E., P.P.  
Board Consultant

Pc: All Board members w/section of zoning map and ordinance  
Joseph J. Maraziti, Jr., Esq., w/section of zoning map and ordinance  
Ms. Linda Garnett, w/section of zoning map and ordinance

# EXHIBIT "G"

## VII. LAND USE PROVISIONS AND STANDARDS

### A. Permitted Uses

1. Residential - single family detached, single family attached, two family, and multifamily.
2. Non-residential - antique shops; apparel; appliance stores; artist's supply; bakery shops; bank and trust companies; barbershops; beauty and cosmetic shops; bicycle shops; book, periodical and newspaper sales; business offices; butcher shops or meat markets (no slaughtering permitted); candy shops; card shops; ceramic shops; cigars and tobacco; cleaner pickup or laundry pickup only; coin dealers; dairy products; delicatessens; drugstores; finance companies; florists; fruit stores and vegetable markets; gift shops; grocery stores; hardware stores; hobby shops; ice cream shops; jewelry shops; libraries; liquor stores; locksmiths; luncheonettes (non-drive-in); medical offices; musical instrument stores; newsstands; notaries; paint, glass and wallpaper stores; pet shops; pharmacies; photography studios; police and fire stations; professional offices; public utilities' offices; post offices; real estate and insurance; record shops; restaurant (non-drive-in, non-fast-food); savings and loan associations; seafood stores; senior housing; shoe or hat repair shops; specialty food stores; sporting goods stores; stationery stores; tailors; taverns; television, radio and electronics sales and service; travel agencies.
3. Mixed - residential over top of permitted non-residential uses.

### B. Permitted Accessory Uses

1. Off-street side yard/rear yard parking spaces.
2. Off-street rear yard loading spaces.
3. Public parking lots.
4. Fences, walls, storage sheds, and raised decks.

# EXHIBIT "G" CONT.

## C. Bulk Standards

a. Minimum lot area	2,500 square feet
b. Minimum lot width	25 feet
c. Minimum lot depth	100 feet
d. Minimum front yard setback	0 feet
e. Minimum side yard setback	0 feet
f. Minimum total side yard setback	0 feet
g. Minimum rear yard setback	25 feet
h. Maximum lot coverage	50%
i. Maximum building height	42 feet/3 stories
j. Off-street parking	
1. Retail uses	1/200 square feet
2. Restaurant	1/100 square feet
3. Medical offices	1/100 square feet
4. Residential	2/du
k. Maximum density	7.75 units/gross acre*

\* A density credit of one unit/gross acre for every two additional off-street parking spaces for public use (i.e., adjoining property owners)

## VIII. SOUTH AMBOY MASTER PLAN AND ZONING

Both the 1974 and 1983 Master Plans, as well as the 1995 Master Plan Reexamination Report, recommends the revitalization of the Northern Broadway Area, as well as the expansion of the economic and tax basis through the encouragement of continuous upgrading of existing commercial areas. Thus, the Broadway/Main Street Redevelopment Plan is consistent with the goals and objectives of the City's Master Plan by improving the downtown area in need of redeveloping while helping to meet an increasing demand for off-street parking.

## IX. COMPARISON WITH OTHER MASTER PLANS

The LRHL requires that a Redevelopment Plan evaluate its relationship to the master plans of contiguous municipalities, the County and the State Development and Redevelopment Plan (SDRP).

### A. Sayreville Borough Master Plan

The Broadway/Main Street Redevelopment Area is situated just north of the Borough of Sayreville border with no vehicular connection. The Sayreville Master Plan is

# EXHIBIT "H"

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

## ORDINANCE #6-2005

### AN ORDINANCE EXCLUDING BLOCK 160, LOT 1.03 FROM THE NORTHERN WATERFRONT REDEVELOPMENT PLAN AND INCLUDING BLOCK 160, LOT 1.03 IN THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN

**WHEREAS**, the Council of the City of South Amboy, after the required review and recommendation by the South Amboy Planning Board, designated the property known and designated on the Tax Map as Block 160, Lot 1.03 as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and


**WHEREAS**, Block 160, Lot 1.03 is presently in the Northern Waterfront Redevelopment Area and subject to the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, on February 2, 2005, the Council of the City of South Amboy adopted Resolution No. 41-2005, referring to the Planning Board for its review, report and recommendation for the removal of Block 160, Lot 1.03 from the Northern Waterfront Redevelopment Plan and transferring it into and as part of the Broadway/Main Street Redevelopment Plan; and

**WHEREAS**, the Planning Board, after its review and consideration, recommended to the Council that the Northern Waterfront Redevelopment Plan be amended to exclude Block 160, Lot 1.03 and that the Broadway/Main Street Redevelopment Plan be amended to include Block 160, Lot 1.03, as set forth in its February 22, 2005 resolution;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, as follows:

1. The recommendations of the Planning Board, as set forth in its February 22, 2005 resolution, entitled "Resolution of the Planning Board of the City of South Amboy Recommending the Exclusion of Block 160, Lot 1.03 from the Northern Waterfront Redevelopment Plan and the inclusion of Block 160, Lot 1.03 in the Broadway/Main Street Redevelopment Plan" are hereby adopted.
2. The Northern Waterfront Redevelopment Plan is, hereby, amended to exclude Block 160, Lot 1.03 and the Broadway/Main Street Redevelopment Plan is, hereby, amended to include Block 160, Lot 1.03.
3. The Zoning District Map included in the Zoning Ordinance is, hereby, amended to reflect the aforesaid amendments to the Northern Waterfront Redevelopment Plan and the Broadway/Main Street Redevelopment Plan.
4. This Ordinance shall take effect immediately upon final passage and publication according to law.
5. The Municipal Clerk shall serve certified copies hereof upon the South Amboy Planning Board and the South Amboy Redevelopment Agency.

  
JAMES C. REICK  
Council President

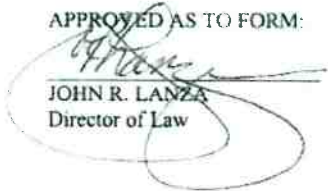
APPROVED:

  
JOHN T. O'LEARY  
Mayor

ATTEST:

KATHLEEN VIGILANTE  
Municipal Clerk

APPROVED AS TO FORM:

  
JOHN R. LANZA  
Director of Law

# EXHIBIT "H" CONT.

Introduced of First Reading: 3/2/05  
Date of Publication: 3/6/05  
Adopted on Second Reading: 3/16/05  
Date of Second Publication: 3/20/05