

**AGENDA
COUNCIL MEETING
October 15, 2025**

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

7:00 P.M.

1. MEETING CALLED TO ORDER BY COUNCIL PRESIDENT
2. OPENING PRAYER AND SALUTE TO THE FLAG
3. ROLL CALL: CONRAD_____, DATO_____, LENAHAN_____, REILLY_____, GROSS_____
4. CERTIFICATION OF MEETING BY CLERK

POLICE OFFICER SWEARING IN:

Jose Arias
Douglas Gumprecht
Raymond Perez

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: _____ of the Council of the City of South Amboy, that Resolution NO. 25-189 through NO. 25-192 are hereby approved. **SECONDED by:** _____. **ROLL CALL VOTE:**

- | | |
|------------|--|
| NO. 25-189 | 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 |
| NO. 25-190 | RESOLUTION TO AUTHORIZE THE TAX COLLECTOR TO PROCESS PROPERTY TAX REFUNDS OF LESS THAN TEN DOLLARS |
| NO. 25-191 | RESOLUTION AUTHORIZING ELECTRONIC TAX SALE |
| NO. 25-192 | RESOLUTION AUTHORIZING A \$25.00 FEE PER NOTICE OF TAX SALE TO ALL PROPERTIES INCLUDED IN SAID SALE |

RESOLUTIONS:

RESOLUTION NO. 25-193

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 October 1, 2025 Council Meeting.

MOVED by: _____ of the Council of the City of South Amboy, that Resolution No. 25-193 is hereby approved. **SECONDED by:** _____ **ROLL CALL VOTE:**

RESOLUTION NO. 25-194 APPROVAL OF BILL LIST

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 October 9, 2025, as presented by the Chief Financial Officer.

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

MOVED by: _____ of the Council of the City of South Amboy, that Resolution No. 25-194 is hereby approved. **SECONDED by:** _____ **ROLL CALL VOTE:**

ADOPTION/SECOND READING

ORDINANCE 2025-11

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,305,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,189,500 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

MOVED by: _____, of the Council of the City of South Amboy, that Ordinance #2025-11 is hereby adopted. **SECONDED by:** _____, **ROLL CALL VOTE:**

ADOPTION/SECOND READING

ORDINANCE 2025-15

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SOUTH AMBOY APPROVING AND ADOPTING AMENDED BEACH CLUB DISTRICT REDEVELOPMENT PLAN

MOVED by: _____, of the Council of the City of South Amboy, that Ordinance #2025-15 is hereby adopted. **SECONDED by:** _____, **ROLL CALL VOTE:**

ADOPTION/SECOND READING

ORDINANCE 2025-16

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 -HANDICAP SPACE 233 CATHERINE AND 375 CONOVER STREET

MOVED by: _____, of the Council of the City of South Amboy, that Ordinance #2025-16 is hereby adopted. **SECONDED by:** _____, **ROLL CALL VOTE:**

INTRODUCTION/FIRST READING

ORDINANCE 2025-17

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 -HANDICAP SPACE REMOVING 108 DAVID STREET AND ADDING 248 HENRY STREET

MOVED by: _____, that Ordinance #2025-17 be introduced on first reading and advertised for second reading which is scheduled for the November 24, 2025 meeting.

SECONDED by: _____, **ROLL CALL VOTE:**

COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

RESOLUTION #25-189

**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 Municipal Alliance Grant award through the Governor’s Council on Alcoholism and Drug Abuse in the amount of \$8,288.00; and

WHEREAS, the Municipal Alliance Grant requires a local cash match in the amount of \$2,072.00

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 the following items in the 2025 Budget of the City of South Amboy:

Miscellaneous Revenues:	
Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:	
County, State and Federal Revenues Off-set with Appropriations:	
Municipal Alliance Grant.....	\$8,288.00
General Appropriations:	
(A) Operations – Excluded from CAPS	
County, State and Federal Programs Off-set by Revenues:	
Municipal Alliance Grant.....	\$8,288.00
Local Match – Source:	
Matching Funds for Grants.....	\$2,072.00

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on October 15, 2025.

Katie Rose Walenty
Acting Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

RESOLUTION 25-190

WHEREAS, N.J.S.A. 40A:5-17-1 provides that a municipality may authorize the processing of tax refunds of less than Ten (\$10.00) Dollars and the cancellation of tax delinquencies of less than Ten (\$10.00) Dollars;

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED by the Council of the City of South Amboy, Middlesex County, New Jersey, that the Tax Collector is hereby authorized to process, without any further action on the part of the Governing Body, any property tax refund of less than Ten (\$10.00) Dollars; and

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to process, without further action on the part of the Governing Body, the cancellation of any property tax delinquency of less than Ten (\$10.00) Dollars; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be provided by the Municipal Clerk to the Tax Collector and Chief Financial Officer.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on October 15, 2025.

Katie Rose Walenty
Acting Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

RESOLUTION 25-191

RESOLUTION AUTHORIZING ELECTRONIC TAX SALE

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the Director of the Division of Government Services has promulgated rules and regulations for a tax sale, and

WHEREAS, the Director of the Division of Government Services has approved NJ tax Lien Real Auction as a provider of electronic tax sale services, and

WHEREAS, as electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of South Amboy, County of Middlesex in the State of New Jersey that the Tax Collector is hereby authorized to enter into a contract for 2025 for Real Auction to facilitate the 2025 tax sale on December 29, 2025

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on October 15, 2025.

Katie Rose Walenty
Acting Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

RESOLUTION 25-192

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services, and

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to all properties included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the CITY OF SOUTH AMBOY wishes to charge \$25.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of South Amboy, County of Middlesex in the State of New Jersey that a fee of \$25.00 per notice be established and is hereby authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2025 electronic tax sale.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on October 15, 2025.

Katie Rose Walenty
Acting Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 25-193
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, as amended, of the October 1, 2025, Council Meeting.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on October 15, 2025.

Katie Rose Walenty
Acting Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

MINUTES FOR COUNCIL MEETING OCTOBER 1, 2025

The Meeting was called to order by Council President Gross at 6:00 P.M. The City Clerk read the Opening Prayer, all recited the Pledge of Allegiance and roll call was taken.

PRESENT: Councilman Conrad, Councilwoman Dato, Councilman Lenahan, Councilman Reilly and Councilman Gross

ALSO PRESENT: David S. Kales, Business Administrator, Daniel Balka, CFO, Francis Womack, City Attorney, Katie Rose Walenty, Acting City Clerk, City Engineer, Mark Rasimowicz. The following department heads were also present: Greg Czoch, Mark Herdman, Kenneth Krass, Jason Valetutto, Kristal Manion.

The Clerk read the Certification of Meeting Notice.

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: Mr. Conrad of the Council of the City of South Amboy, that Resolution NO. 25-181 through NO. 25-186 are hereby approved. **SECONDED by:** Mrs. Dato. **ROLL CALL VOTE:** All in favor

NO. 25-181 RESOLUTION AUTHORIZING REFUND TO ANDREA BOULTON

RESOLUTIONS:

NO. 25-182 RESOLUTION CERTIFYING ACTIVE MEMBERSHIP WITH SOUTH AMBOY FIRE DEPARTMENT FOR NEW JERSEY STATE FIREMEN'S ASSOCIATION ELIGIBILITY

Mr. Reilly asked which fire house Mr. Church would be joining, and he is joining Protection company.

NO. 25-183 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

Ms. Dato asked if this was a continuation of the Broadway improvements. CFO, Daniel Balka confirmed.

NO. 25-186 RESOLUTION FOR APPROVAL TO SUBMIT AN AWARD EXTENSION REQUEST FOR LA-2024 MA SOUTH AMBOY CITY BROADWAY, PHASE 2 - ROADWAY & PEDESTRIAN IMPROVEMENTS TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

Ms. Dato asked why there is an extension for Broadway improvement. City Engineer, Mark Rasimowicz confirmed that it is an extension for 6 months because the grant needs to be rewarded by a certain date and Broadway Phase 1 is not completed.

NO. 25-184 RESOLUTION TERMINATING PARTICIPATION IN SHBP/SEHBP

NO. 25-185 RESOLUTION AUTHORIZING THE CITY OF SOUTH AMBOY TO JOIN THE NJ SOLUTION JOINT HEALTH INSURANCE FUND

Business Administrator, David Kales explained that there was a major increase in the costs of health insurance starting in 2026 and that his team was able to get a private plan with only a minor increase. All plans will be equal to or better than the current plans.

RESOLUTION NO. 25-187

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 September 17, 2025 Council Meeting.

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 25-187 is hereby approved. **SECONDED by:** Mr. Reilly **ROLL CALL VOTE: Ayes: Conrad, Lenahan, Reilly, Gross Abstain: Dato**

RESOLUTION NO. 25-188 APPROVAL OF BILL LIST

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 September 25, 2025, as presented by the Chief Financial Officer.

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

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 25-188 is hereby approved. **SECONDED by: Mrs. Dato. ROLL CALL VOTE: All in favor.**

COMMENTS:

Mr. Reilly:

- Thanked the first responders and food pantry volunteers
- Welcomed the new Acting City Clerk, Katie Rose Walenty
- Stressed the importance of shopping local
- Consider volunteering in town for First Aid and Fire Department

Mr. Lenahan

- Congratulated Katie Rose Walenty, Acting City Clerk
- Thanked the Business Administrator and everyone involved in saving money on the insurance company change
- Thanked the first responders
- Family Sports Day on 10/7 at the library
- Live music at the Senior Center on 10/9 at 12pm
- Lunch and Learn for breast health at 12pm 10/15
- Rabies Clinic on 10/18 from 9a to 12p
- Paint contest at Senior Center 10/22 12p
- Free of charge seasonal flu shot 10/23
- Halloween parade on the 10/26

Mr. Conrad

- Thanked the First Aid and Fire Department for their continued service
- A need for volunteers for these 2 departments and the form on is on the City website
- South Amboy Day was held on 9/27. Thanked Councilman Mickey Gross, the City Administration, DPW and all involved
- American Legion will be honoring Bob Moglia and Gary Poland on 10/4
- Yom Kippur will start at sundown today and wanted to wish the Jewish residents well on the holiest day in the Jewish calendar
- Hispanic Heritage month - Oct 15 – we value your contributions to society and service to your country. The goal is to celebrate this more in the upcoming years

Ms. Dato

- Thanked the department heads for being here and their support
- Acknowledged Hispanic Heritage month for their rich cultures, history and how the population has changed dramatically which is wonderful
- Christ Church is hosting a Caribbean night October 18th
- Congratulated the Hometown Hunger Heros. Jared Gonsalves and Arvid Agosto, Jr. for creating the Turkey Trot on Thanksgiving morning which helps replenish the food pantry
- Thank you to all that helped with South Amboy Day – Mr. Conrad and Mr. Gross and Jay Elliott
- October is Breast Cancer awareness month. There are free services to help with mammogram services.
- October 31 is the deadline for the Tax Relief program
- Election day is a month away and you can vote by mail and vote early
- Saturday in Roselle Park is a pancreatic cancer walk

Mr. Gross

- Thanked the Department heads for coming
- South Amboy Day was a success. Thanked the Mayor's office, Mr. Kales, Kathy Kudelka, Mark Herdman, Jay Elliot and Anthony Conrad
- Tip A Pint will be on November 6th at Teddys Bar to benefit the American Legion
- The St. Patrick's Day parade will be March 15th, and the Grand Marshalls are John Dragotta, Joe Britton, and Lee Steiner
- Middlesex County Health Department has a grant that will help provide free screenings for breast cancer
- Thanked Mr. Kales for the work on the health insurance

Mr. Kales

- Mr. Dan Balka and Mrs. Kathy Kudelka deserve the credit for the work on the health insurance
- The Best Practice score is higher than last year - working towards the 40s
- Thanked Department Heads for coming tonight and all the work they do
- Introduced Mr. Kenneth Krass as the new Acting DPW Director
- Welcomed Katie Rose to the City Clerk position
- On October 8th is Paint the Town Pink. Come to City Hall and volunteer. Call Patricia Polomene at the recreation department for more information
- South Amboy Day was a success and thanked Mr. Conrad, Mr. Gross and all the Department heads for their work

Francis Womack

- There will be a Venetian meeting upcoming in the next few weeks to wrap up litigation
- Middlesex County Joint Insurance Fund opposing the special assessment is ongoing

COMMENTS:

Joseph Szaro, 370 5th Street and Commander of the American Legion thanked the City and the DPW for the work at the Veteran Plaza keeping it clean. Noted that it is also Polish American heritage month. Thanked the City for approving the block party and DPW for keeping the street clean before and after.

Lou Nardiello, 33 Tappen Street from Port Reading, congratulated Ms. Dato on all her accomplishments. Congratulated Mr. Gross on his retirement from the County. Noted that The City of South Amboy has a great atmosphere, old family neighborly feeling and he enjoys coming to this City.

ADJOURNMENT

On motion by Mr. Conrad, seconded by Mrs. Dato and passed unanimously, the meeting was adjourned at 7:32 pm.

Respectfully submitted,

Katie Rose Walenty
Acting Municipal Clerk

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 25-194
APPROVAL 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 October 9, 2025, as presented by the Chief Financial Officer.

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

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on October 15, 2025.

Katie Rose Walenty
Acting Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
C0000016		Copyshop Office Supply &		Account Continued						
C0000018 25-02237	09/26/25	Custom Bandag, Inc. 9/25/25 inv.40268821 \$1,776.36 5-01-26-315-235	B	25-00004 Vehicle Maint: Tires & Tubes	C	R	08/18/25 09/30/25	40268821		N
		Vendor Total: \$1,776.36								
C0000086 25-02288	10/06/25	Cintas Corporation No. 2 9/5/25-10/3/25 invoices \$225.61 5-01-26-305-045 \$225.61 5-01-26-305-045 \$225.61 5-01-26-305-045 \$225.61 5-01-26-305-045 \$225.61 5-01-26-305-045	B B B B B	25-00014 Solid Waste: Clothing & Uniforms Solid Waste: Clothing & Uniforms Solid Waste: Clothing & Uniforms Solid Waste: Clothing & Uniforms Solid Waste: Clothing & Uniforms	C	R R R R R	10/06/25 10/07/25 01/14/25 10/07/25 01/14/25 10/07/25 01/14/25 10/07/25 01/14/25 10/07/25	4242495205 4243254751 4243980762 4244738539 4245486611		N N N N N
		Vendor Total: \$1,128.05								
C0000089 25-02205	09/23/25	Connell Consulting, LLC class - city clerks office \$338.00 5-01-20-120-140	B	Clerk: Memberships		R	09/23/25 09/30/25			N
		Vendor Total: \$338.00								
CARLI005 25-02269	10/01/25	Carlin, Ward, Ash & Heiart,LLC Tax Counsel September'25 \$124.00 5-01-20-155-195	B	Legal: Professional Consultant & Spec	C	R	02/10/25 10/07/25	26165		N
		Vendor Total: \$124.00								
D0000045 25-02330	10/09/25	Direct Energy Marketing, Inc. Aug'25 Billing \$31.47 5-01-31-430-230 \$3.49 5-01-31-430-230 \$0.00 5-01-31-430-230 \$3.63 5-01-31-430-230 \$25.23 5-01-31-430-230 \$51.30 5-01-31-430-230 \$19.83 5-01-31-430-230 \$4.47 5-01-31-430-230	B B B B B B B B	Utilities - Natural Gas Utilities - Natural Gas Utilities - Natural Gas Utilities - Natural Gas Utilities - Natural Gas Utilities - Natural Gas Utilities - Natural Gas Utilities - Natural Gas	R R R R R R R R	R R R R R R R R	10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25 10/09/25	HS55075865 HS55075866 HS55075867 HS55075868 HS55075869 HS55075870 HS55075871 HS55075872		N N N N N N N N

CITY OF SOUTH AMBOY
 Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Acct Type Description	Contract	PO Type Stat/Chk	First Enc Rcvd Date	Invoice Date	1099 Excl
G0000002 25-02280 1 Sept'25 inv.007326363	Gannett Media Group 10/06/25	Sept'25 inv.007326363 \$266.39 5-01-20-120-025	B Clerk: Advertising		R	10/06/25 10/07/25	0007326363	N
Vendor Total:		\$266.39						
G0000022 25-02235 1 '25 Fall Decor	Gasko's Family Farm 09/26/25	'25 Fall Decor \$195.79 5-01-30-420-299	B Celebration: Misc Other Expenses		R	09/26/25 09/30/25	9/30/2025	N
Vendor Total:		\$195.79						
H0000002 25-02331 1 Yrly Contract 11/1/25-10/31/26	Handi-Lift, Inc. 10/09/25	Yrly Contract 11/1/25-10/31/26 \$1,049.00 5-01-26-310-150	B B&G: Other Contractual Services		R	10/09/25 10/09/25	116484	N
Vendor Total:		\$1,049.00						
H0000011 25-02068 1 keys-SAFD House 8 new doors	Home Depot U.S.A., Inc. 09/05/25	keys-SAFD House 8 new doors \$74.55 C-04-24-001-002	B Various City Facility Imp		R	09/05/25 10/07/25	3033603	N
25-02088 1 DPW- cable ties for mechanics	09/09/25	DPW- cable ties for mechanics \$80.05 5-01-26-315-115	B Vehicle Mainten Material & Supplies		R	08/25/25 10/07/25	0033866	N
25-02118 1 Supplies for S&R	09/12/25	Supplies for S&R \$99.35 5-01-26-290-115	B Streets/Roads: Material & Supplies		R	06/20/25 10/07/25	7034094	N
25-02122 1 Saw Blades for S&R	09/12/25	Saw Blades for S&R \$238.00 5-01-26-290-115	B Streets/Roads: Material & Supplies		R	06/20/25 10/07/25	6903650	N
25-02185 1 9/19/25-various S&R/Shop Suppl	09/19/25	9/19/25-various S&R/Shop Suppl \$286.74 5-01-26-290-115	B Streets/Roads: Material & Supplies		R	06/20/25 10/07/25	9904403	N
25-02242 1 9/26/25 inv.2030265	09/29/25	9/26/25 inv.2030265 \$42.42 5-01-26-310-115	B B&G: Material & Supplies		R	08/12/25 10/07/25	2030265	N
Vendor Total:		\$821.11						
INSTI005 25-02190 1 Registration for 11/25 webinar	Institute For Professional 09/22/25	Registration for 11/25 webinar \$50.00 5-01-20-130-135	B Finance: Meeting Convention Conferen		R	09/22/25 09/30/25	112525	N
Vendor Total:		\$100.00						

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
J0000003 25-02318 1 Tom Reilly -death in family	Jacqueline's Florist 10/07/25	Tom Reilly -death in family \$75.00	5-01-20-110-299	B	Mayor/Council: Misc Other Expenses		R		10/07/25	10/07/25	014417	N
Vendor Total:		\$75.00										
J0000004 25-02321 1 September'25 Billing	Jersey Central Power &Light Co 10/07/25	September'25 Billing \$11,925.89	5-01-31-430-200	B	Utilities - Electric		R		10/07/25	10/07/25	95109883903	N
2 200 001 069 018		\$706.57	5-01-31-430-200	B	Utilities - Electric		R		10/07/25	10/07/25	95109883901	N
3 200 000 010 930		\$329.38	5-01-31-430-200	B	Utilities - Electric		R		10/07/25	10/07/25	95109883899	N
4 200 000 010 922		\$206.72	5-01-31-430-200	B	Utilities - Electric		R		10/07/25	10/07/25	95109883898	N
6 200 000 010 948		\$576.45	5-01-31-430-200	B	Utilities - Electric		R		10/07/25	10/07/25	95109883891	N
Vendor Total:		\$13,745.01										
J0000010 25-02290 1 Service Porta Potty Fishermans	Johnny On The Spot, LLC 10/06/25	Service of Porta Potty Fisherm \$65.63	5-01-28-370-095	B	Recreation: Maintenance Agreement		R		10/06/25	10/07/25	INV-5631824	N
25-02291 1 Porta Potty's for SA Day		Porta potty for SA Day \$351.59	5-01-30-420-299	B	Celebration: Misc Other Expenses		R		10/06/25	10/07/25	114-14134512	N
Vendor Total:		\$417.22										
JAMME005 24-02561 5	Jammer Doors 11/27/24	SAFD - garage door replacement \$10,000.00	C-04-24-001-002	B	Various City Facility Imp		R		11/27/24	09/30/25	51122	N
Vendor Total:		\$10,000.00										
JAYPE005 25-02248 1 10/18/25 Rabies Clinic	Jay P. Elliot 09/29/25	10/18/25 Rabies Clinic \$300.00	5-01-27-340-299	B	Animal Cont: Misc Other Expenses		R		09/29/25	10/07/25		N
Vendor Total:		\$300.00										
JSWAN005 25-02192 1 9/20/25 Octane inv.27564	J.Swanton Fuel Oil Co.,Inc 09/22/25	9/20/25 Octane inv.27564 \$1,402.49	5-01-31-430-250	B	Utilities - Gasoline	25-00008	C	R	03/12/25	09/30/25	27564	N
25-02244 1 9/26/25 Diesel inv.26857		9/26/25 Diesel inv.26857 \$319.20	5-01-31-430-250	B	Utilities - Gasoline	25-00008	C	R	09/29/25	10/07/25	26857	N

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
N0000002 25-02096	New Jersey State League of 09/09/25	NJLM - conferences \$160.00	5-01-20-120-135	B				09/09/25	09/30/25	1031842284	N
1 NJLM - conferences				B				09/09/25	09/30/25	1031829807	N
2 NJLM - conferences		\$1,380.00	5-01-20-120-135	B				09/09/25	09/30/25	1031829807	N
		\$1,540.00									
	Vendor Total:	\$1,540.00									
NEWHO005 25-02295	New Horizon Communications 10/06/25	10/1/25-10/31/25 Internet Serv \$306.03	5-01-31-430-245	B	25-00011	C		10/06/25	10/07/25	3243398	N
1 10/1/25-10/31/25 Internet Serv				B				10/06/25	10/07/25	3243399	N
2 Police Dept		\$293.04	5-01-31-430-245	B				10/06/25	10/07/25	3243399	N
		\$599.07									
	Vendor Total:	\$599.07									
NEWJE025 25-02296	New Jersey Clean Communities 10/06/25	'25 - 20th annual NJCCC Award \$75.00	G-02-41-715-301	B				10/06/25	10/07/25		N
1 '25 - 20th annual NJCCC Award				B				10/06/25	10/07/25		N
		\$75.00									
	Vendor Total:	\$75.00									
O0000029 25-02271	One Call Concepts, Inc. 10/01/25	SEWER MARKOUTS - Sept'25 \$64.60	5-01-26-307-150	B				10/01/25	10/07/25	5095568	N
1 SEWER MARKOUTS - Sept'25				B				10/01/25	10/07/25	5095568	N
		\$64.60									
	Vendor Total:	\$64.60									
P0000007 25-02335	Pride Landscape Supply 10/09/25	Concrete Bit-Broadway repairs \$24.00	5-01-26-290-075	B				10/09/25	10/09/25	1053261	N
1 Concrete Bit-Broadway repairs				B				10/09/25	10/09/25	1053261	N
		\$24.00									
	Vendor Total:	\$24.00									
P0000010 25-00337	Pumping Services, Inc. 02/07/25	Raritan Street Pump Station \$650.00	5-01-26-307-095	B				02/07/25	10/09/25	1153981	N
12 Raritan Street Pump Station				B				02/07/25	10/09/25	1153981	N
		\$650.00									
	Vendor Total:	\$650.00									
P0000075 25-02326	Porter Lee Corporation 10/09/25	ANN S/WARE SUPPORT FOR BEAST \$1,065.00	5-01-25-240-150	B				10/09/25	10/09/25	32489	N
1 ANN S/WARE SUPPORT FOR BEAST				B				10/09/25	10/09/25	32489	N

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Invoice Date	1099 Excl
P0000075	Porter Lee Corporation								
	Vendor Total:	\$1,065.00							
PARAM005 25-00955	Robert Sena-ARD Facilities Mgt 04/21/25	Finance Office-reconfiguration \$3,167.02 C-04-24-001-005	B	City Hill Facade/Facility Imp	R		04/21/25 10/07/25	23584	N
	Vendor Total:	\$3,167.02							
PREVE005 25-02154	Prevention Science Press, Inc. 09/17/25	10 Pack Student Guides \$0.00 G-02-41-755-302	B	Municipal Alliance	R		09/17/25 10/07/25	254594	N
		\$500.00 G-02-41-762-322	B	Municipal Alliance 25/26 GCSUD	R		09/30/25 10/07/25	254594	N
		\$50.00 5-01-20-100-299	B	Admin: Miscellaneous Other Expenses					N
	Vendor Total:	\$550.00							
QUENC005 25-02239	Quench USA, Inc. 09/26/25	DPW - water filtration \$149.99 5-01-26-310-150	B	B&G: Other Contractual Services	R		09/26/25 09/30/25	INV09603997	N
	Vendor Total:	\$149.99							
R0000046 25-01927	RR Donnelley 08/19/25	REG-42-B 8.5x14 SAFETY PAPER \$213.00 5-01-27-331-145	B	Vital: Office Supplies	R		08/19/25 09/30/25	858861557	N
	Vendor Total:	\$213.00							
RIVER050 25-02241	Riverview Companies North 09/29/25	October'25 Landscape Serv. \$7,721.42 5-01-26-310-080	B	B&G: Horticultural Service	R		09/29/25 10/07/25	39538	N
	Vendor Total:	\$7,721.42							
RUTGE005 25-02166	Rutgers, The State University 09/18/25	K.Krass Director courses \$205.00 5-01-26-310-299	B	B&G: Miscellaneous Other Expenses	R		09/18/25 10/07/25	91169	N
		\$298.00 5-01-26-310-299	B	B&G: Miscellaneous Other Expenses	R		09/18/25 10/07/25	91169	N
	Vendor Total:	\$503.00							
	Vendor Total:	\$503.00							

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
S0000010 25-02138 2	South Amboy Plumb. Supply Corp 09/16/25	City Hall Visitor Restroom \$15.06	5-01-26-310-105	B	B&G: Maintenance of Other Equipment	R		10/06/25	10/07/25	S1851708.001	N
	Vendor Total:	\$15.06									
S0000152 25-02253 1 Birthday Celebration	Saker Shop Rite Inc. 09/30/25		5-01-28-371-065	B	Senior Citizens: Food & First Aid Supply	R		09/30/25	10/07/25	05530484048	N
	Vendor Total:	\$179.54									
SANIT010 25-02276 1 Inv.67060 - Truck #14	Sanitation Equipment Corp. 10/03/25	Inv.67060 - Truck #14 \$1,831.41	5-01-26-305-100	B	Solid Waste: Maint of Motor Vehicles	R		10/03/25	10/07/25	67060	N
	Vendor Total:	\$1,831.41									
STATE020 25-02327 1 2 PD LICENSURE (72 & 73)	State of New Jersey - NJPTC 10/09/25	2 PD LICENSURE (72 & 73) \$1,000.00	5-01-25-240-299	B	Police: Miscellaneous Other Expenses	R		10/09/25	10/09/25	10948	N
	Vendor Total:	\$1,000.00									
STROU005 25-01674 1 N.Boadway & Main St repairs	Strouse Electric Co., Inc. 07/17/25	N.Boadway & Main St repairs \$3,950.00	5-01-26-310-160	B	B&G: Parts & Supplies-Electrical	R		07/17/25	10/09/25	1025-1002	N
	Vendor Total:	\$3,950.00									
T0000019 25-02298 1 State Training Fees-3rd Qtr'25	Treasurer, State of NJ 10/06/25	State Training Fees-3rd Qtr'25 \$3,773.00	5-01-90-100-048	B	Construction Code Fees Due State	R		10/06/25	10/07/25	'25 3RD QTR	N
	Vendor Total:	\$3,773.00									
TELCO005 25-02251 1 Mechanicsville FH siren repair	TELCO COMMUNICATIONS 09/30/25	Mechanicsville FH siren repair \$425.00	C-04-25-001-011	B	Emergency Siren System Upgrades	R		09/30/25	10/07/25	0926A25	N
	Vendor Total:	\$425.00									
THOMA050 25-02257 1 Public Defender Oct 2025	Thomas C. Roselli 09/30/25	Public Defender \$663.75	5-01-43-495-150	B	Public Defender:Other Contractual Svcs	R		09/30/25	10/07/25	OCT'25-DEC'25	N

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Type	Description	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
V0000027		VCI Emergency Vehicle Spec.			Account Continued							
1 Repairs to Ambulance		\$2,297.67	5-01-25-261-100	B	E.M.S.- Maintenance of Motor Vehicles	R			10/09/25	10/09/25	0070819	N
		Vendor Total:	\$2,297.67									
VERIZ020		Verizon - broadband										
25-02236	09/26/25	9/21/25 156-769-141-0001-19		B	Utilities - Internet	R			09/26/25	09/30/25		N
1 9/21 156-769-141-0001-19		\$8.85	5-01-31-430-245	B								
25-02243	09/29/25	9/22/25 656-808-423-0001-50		B	Utilities - Internet	R			09/29/25	10/07/25		N
1 9/22/25 656-808-423-0001-50		\$99.00	5-01-31-430-245	B								
25-02333	10/09/25	10/1/25 756-711-330-0001-65		B	Utilities - Internet	R			10/09/25	10/09/25		N
1 10/1/25 756-711-330-0001-65		\$79.00	5-01-31-430-245	B								
		Vendor Total:	\$186.85									
W0000017		W.B. Mason										
25-02164	09/18/25	Misc Furniture & Supplies		B	Finance: Office Supplies	R			09/18/25	09/30/25	257156181	N
1 Misc Furniture & Supplies		\$200.00	5-01-20-130-145	B								
25-02204	09/22/25	Copy Paper		B	Admin: Office Supplies	R			09/22/25	09/30/25	257070107	N
1 Copy Paper		\$139.20	5-01-20-100-145	B								
25-02207	09/23/25	office supplies		B	Clerk: Office Supplies	R			09/23/25	09/30/25	257066623	N
1 office supplies		\$90.11	5-01-20-120-145	B								
25-02254	09/30/25			B	Senior Citizens: Office Supplies	R			09/30/25	10/07/25	257248948	N
1 Office Supplies2		\$38.34	5-01-28-371-145	B								
2 Office suppliess		\$17.88	5-01-28-371-145	B	Senior Citizens: Office Supplies	R			09/30/25	10/07/25	257248948	N
3 Office Supplies		\$21.86	5-01-28-371-145	B	Senior Citizens: Office Supplies	R			09/30/25	10/07/25	257248948	N
		Vendor Total:	\$78.08									
25-02258	09/30/25	2026 wall calendars - Finance		B	Admin: Office Supplies	R			09/30/25	10/07/25	257244755	N
1 2026 wall calendars - Finance		\$5.79	5-01-20-100-145	B								
		Vendor Total:	\$17.37									
25-02266	10/01/25	DPW calendars - C.Hall tissues		B	Streets/Roads: Office Supplies	R			10/01/25	10/07/25	257266204	N
1 DPW calendars - C.Hall tissues		\$4.47	5-01-26-290-145	B								
		Vendor Total:	\$4.47									
		Vendor Total:	\$4.47									
		Vendor Total:	\$8.94									
		Vendor Total:	\$4.47									
		Vendor Total:	\$9.50									
2				B	Admin: Office Supplies	R			10/01/25	10/07/25	257266204	N

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Vendor # P.O. # Item Description	Name PO Date	Description Amount	Charge Account	Acct Description Type	Contract	PO Type	Stat/Chk	First Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
W0000017	W.B. Mason			Account Continued							N
		\$9.49	5-01-20-130-145	B Finance: Office Supplies							
		<u>\$45.81</u>									
		Vendor Total: \$570.57									
WIREL015	Wireless CCTV LLC										
25-01725	07/22/25	OEM surveillance camera/traille		B							
2	OEM surveillance camera/traille	\$40,000.00	C-04-25-001-014	B Acquisition of Wireless Camera-OEM	R		07/22/25	10/07/25	115968		N
		Vendor Total: \$40,000.00									
WOODB005	Township of Woodbridge										
25-01288	06/03/25	Interlocal EMS Service		B							
6	Interlocal EMS Service	\$2,500.00	5-01-27-330-150	B Health: Other Contractual Services	R		06/03/25	10/09/25	100825		N
		Vendor Total: \$2,500.00									
WWTIN005	WWT INC - dba VOIP Networks										
25-02273	10/01/25	Oct'25 & Nov'25 phone service		B							
1	Oct'25 & Nov'25 phone service	\$1,875.31	5-01-31-430-240	B Utilities - Telephone	R		10/01/25	10/07/25	C21005		N
		Vendor Total: \$1,875.31									
XTEL0005	Xtel, Inc.										
25-02272	10/01/25	Oct'25 Inv.67239		B							
1	Oct'25 Inv.67239	\$1,561.37	5-01-31-430-240	B Utilities - Telephone	R		10/01/25	10/07/25	67239		N
		Vendor Total: \$1,561.37									
YANNU005	Yannuzzi Group, Inc										
25-02325	10/07/25	10/7/25 - ticket #15329		B							
1	10/7/25 - ticket# 15329	\$600.00	5-01-26-290-299	B Streets/Roads: Misc Other Expenses	R		10/07/25	10/09/25	15329		N
25-02338	10/09/25	10/8/25 ticket# 00117607		B							
1	10/8/25 ticket# 00117607	\$400.00	5-01-26-305-299	B Solid Waste: Misc Other Expenses	R		10/09/25	10/09/25	00117607		N
		Vendor Total: \$1,000.00									

Total Purchase Orders: 92 Total P.O. Line Items: 140 Total List Amount: \$2,063,021.81 Total Void Amount: \$0.00

Totals by Year-Fund		Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Fund Description								
CURRENT FUND	5-01	\$133,747.00	\$0.00	\$133,747.00	\$0.00	\$133,747.00	\$0.00	\$133,747.00
CAPITAL FUND	C-04	\$1,928,699.81	\$0.00	\$1,928,699.81	\$0.00	\$1,928,699.81	\$0.00	\$1,928,699.81
GRANT FUND	G-02	\$575.00	\$0.00	\$575.00	\$0.00	\$575.00	\$0.00	\$575.00
Total Of All Funds:		\$2,063,021.81	\$0.00	\$2,063,021.81	\$0.00	\$2,063,021.81	\$0.00	\$2,063,021.81

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

ORDINANCE 2025-11

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,305,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,189,500 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the City of South Amboy, in the County of Middlesex, New Jersey (the "City"), as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,305,000, and further including the aggregate sum of \$115,500 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to

be issued in the principal amount of \$2,189,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
<u>a) Public Buildings and Grounds</u>			
1) ADA improvements and upgrades at City facilities, consisting of installation of a wheelchair lift and related cement work, including all work and materials necessary therefor and incidental thereto.	\$40,000	\$38,000	10 years
2) Parking lot repaving and improvements at City facilities, including all work and materials necessary therefor and incidental thereto.	\$250,000	\$238,000	10 years
3) Various improvements at City facilities, including, but not limited to, bathroom renovations and windows at City Hall and major roof repairs at various City buildings, including all work and materials necessary therefor and incidental thereto.	\$150,000	\$142,500	15 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
4) Acquisition of various equipment for the Department of Public Works, including all related costs and expenditures incidental thereto.	\$65,000	\$61,500	5 years
b) <u>Police Department</u>			
1) Acquisition of vehicles, including all related costs and expenditures incidental thereto.	\$140,000	\$133,000	5 years
2) Acquisition of ergonomic furniture, including all related costs and expenditures incidental thereto.	\$40,000	\$38,000	5 years
3) Acquisition of tasers, including all related costs and expenditures incidental thereto.	\$70,000	\$66,500	5 years
4) Acquisition of body cameras, including all related costs and expenditures incidental thereto.	\$160,000	\$152,000	10 years
c) <u>Administration, Finance and Computer Data Processing</u>			
1) Technology improvements and upgrades and acquisition of TV station equipment, including all related costs and expenditures incidental thereto.	\$25,000	\$23,500	5 years
2) Acquisition of a bus and senior equipment, including all related costs and expenditures incidental thereto.	\$205,000	\$195,000	10 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
d) <u>Fire Department, First Aid and Office of Emergency Management</u>			
1) Emergency siren system upgrades, including all work and materials necessary therefor and incidental thereto.	\$10,000	\$9,500	10 years
2) Acquisition of tools and equipment for Fire Department, including all related costs and expenditures incidental thereto.	\$50,000	\$47,500	5 years
3) Acquisition of First Aid box truck, including all related costs and expenditures incidental thereto.	\$75,000	\$71,000	10 years
4) Acquisition of wireless camera for Office of Emergency Management, including all related costs and expenditures incidental thereto.	\$40,000	\$38,000	5 years
5) Acquisition of sport utility vehicle for Office of Emergency Management, including all related costs and expenditures incidental thereto.	\$80,000	\$76,000	5 years
e) <u>Road Department</u>			
1) Road Improvement Program, including all work and materials necessary therefor and incidental thereto.	\$500,000	\$475,000	10 years
2) Various drainage improvements, including all	\$40,000	\$38,000	10 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
work and materials necessary therefor and incidental thereto.			
3) Acquisition of John Deere gator and accessories, including all related costs and expenditures incidental thereto.	\$42,000	\$40,000	10 years
4) Acquisition of skid steer accessories, including all related costs and expenditures incidental thereto.	\$5,000	\$4,500	10 years
5) Installation of fencing and concrete, including all work and materials necessary therefor and incidental thereto.	\$10,000	\$9,500	15 years
6) Acquisition of snow pusher, including all related costs and expenditures incidental thereto.	\$7,500	\$7,000	5 years
f) <u>Code Enforcement</u>			
1) Acquisition of vehicles, including all related costs and expenditures incidental thereto.	\$130,000	\$123,500	5 years
g) <u>Sanitation Department</u>			
1) Acquisition of a wheel loader, including all related costs and expenditures incidental thereto.	\$105,000	\$100,000	10 years
h) <u>Sewer Department</u>			
1) Sewer line upgrades, including all work and materials necessary therefor and incidental thereto.	\$55,000	\$52,000	40 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
2) Installation of sewer camera system, including all work and materials necessary therefor and incidental thereto.	\$10,500	\$10,000	10 years
Totals:	\$2,305,000	\$2,189,500	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the

bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the City may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 9.65 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes

provided in this bond ordinance by \$2,189,500, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$230,500 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the

requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Katie Rose Walenty
Acting Municipal Clerk

Introduced on First Reading: May 7th, 2025
First Publication: October 3, 2025
Approved on Final Reading: October 15, 2025
Final Publication: October 20th, 2025

ORDINANCE 25-15

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF SOUTH AMBOY
APPROVING AND ADOPTING AMENDED BEACH CLUB DISTRICT
REDEVELOPMENT PLAN**

WHEREAS, the City of South Amboy (the “City”), through the City Council, has designated certain properties within the City, including without limitation, the parcels identified on the tax map of the City as Block 161.02, Lot 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Redevelopment Area**”) as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**LRHL**”) and the redevelopment laws which preceded it; and

WHEREAS, the City enacted the “Beach Club District Redevelopment Plan” on December 17, 2014, as amended and supplemented on December 19, 2018 (as amended, the “**Original Redevelopment Plan**”), which governs redevelopment in the Redevelopment Area, including that portion of the Redevelopment Area comprised of Block 161.02, Lots 20, 23, 24 and 24.01 (the “**Site**”); and

WHEREAS, the South Amboy Redevelopment Agency (“**SARA**”) previously duly designated Manhattan Beach Club Street, LLC (the “**Master Redeveloper**”) as master redeveloper of the Redevelopment Area, and the City and SARA entered into that certain tri-party Amended and Restated Redevelopment Agreement with Master Redeveloper (the “**Master Redevelopment Agreement**”) relating thereto; and

WHEREAS, in accordance with the LRHL and the Master Redevelopment Agreement, SARA and Manhattan Beach Phase I Urban Renewal, LLC (the “**Redeveloper**”) entered into that certain Redevelopment Agreement dated March 1, 2022, designating Redeveloper as the “redeveloper” of the Site to effectuate the redevelopment thereof (the “**Subredevelopment Agreement**”); and

WHEREAS, the original project contemplated by the Subredevelopment Agreement was a three (3) phase residential development located on the Site, consisting of approximately 486 market rate rental residential units, 48 affordable residential units, 722 parking spaces, and related Site improvements (the “**Original Project**”); and

WHEREAS, since the execution of the Subredevelopment Agreement, Redeveloper has proposed modifications to the Original Project, some of which are meant to address market realities based, in part, on the demand for for-sale residential housing, but which nonetheless change the scope of the Original Project; and

WHEREAS, on July 22, 2025, SARA adopted a resolution approving an amendment to the Subredevelopment Agreement changing the scope of the Original Project to consist of a nine (9) phase residential community development on the Site, consisting of approximately 196 residential units, up to 493 parking spaces, amenity areas, and related Site improvements (the “**Project**”); and

WHEREAS, following a review of the Original Redevelopment Plan, the City determined to amend the Original Redevelopment Plan consistent with the amendment to the Subredevelopment Agreement; and

WHEREAS, Beacon Planning and Consultant Services, LLC (the “**Planning Consultant**”), prepared an restated redevelopment plan for the Redevelopment Area, entitled “The Beach Club District Redevelopment Plan” dated September ____, 2025 (the “**Amended Redevelopment Plan**”); and

WHEREAS, pursuant to the LRHL, the Planning Board of the City of South Amboy (the “**Planning Board**”) must review the Amended Redevelopment Plan and transmit its recommendations relating to the Amended Redevelopment Plan to the City Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)* of the LRHL; and

WHEREAS, in accordance with *N.J.S.A. 40A:12A-7e*, the Planning Board reviewed the Amended Redevelopment Plan at a regular meeting; and

WHEREAS, after conducting its review, the Planning Board adopted a resolution finding that the Amended Redevelopment Plan is not inconsistent with the City’s Master Plan and recommending that the City adopt the Amended Redevelopment Plan; and

WHEREAS, upon receipt and review of the Planning Board’s recommendations relating to the Amended Redevelopment Plan, the City believes that adoption of the Amended Redevelopment Plan is in the best interests of the City and will best facilitate the appropriate development of the Redevelopment Area; and

WHEREAS, the City has determined to adopt the Amended Redevelopment Plan to ensure the success of redevelopment within the Redevelopment Area in conformity with the City’s redevelopment objectives.

NOW THEREFORE BE IT ORDAINED by the Council of the City that:

Section 1. The recitals hereof are incorporated herein as if set forth at length.

Section 2. The Amended Redevelopment Plan, as filed in the Office of the City Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to the terms of the LRHL.

Section 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect in accordance with applicable law.

Exhibit A
Amended Redevelopment Plan

EXHIBIT A

BEACON PLANNING AND CONSULTING SERVICES, L.L.C.

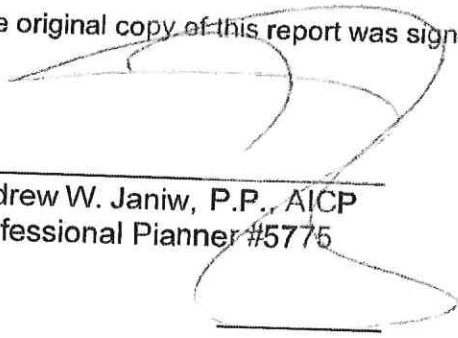
COLTS TOWNE PLAZA, SUITE 129
315 STATE HIGHWAY 34
COLTS NECK, NJ 07722

TEL. (732) 845-8103
FAX (732) 845-8104

**THE BEACH CLUB DISTRICT
REDEVELOPMENT PLAN
CITY OF SOUTH AMBOY, NEW JERSEY**

Beacon File: A14097
November 2014
Rev. 11/12/2014
Rev. 12/03/2014
Rev. 03/21/2018
Rev. 07/27/2018
Rev. 11/07/2018
Rev. 12/04/2018
Rev. 09/16/2025

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



Andrew W. Janiw, P.P., AICP
Professional Planner #5775

SOUTH AMBOY GOVERNING BODY

FRED HENRY, MAYOR
LARRY LENAHAN
THOMAS **8.** REILLY
ZUSETTE DATO
MICHAEL GROSS
ANTHONY CONRAD

SOUTH AMBOY PLANNING AND ZONING BOARD

FRED HENRY, MAYOR
DR. JORGE GONZALEZ-GOMEZ, CHAIRMAN
SCOTT KOMINKIEWICZ, VICE CHAIRMAN
MICHAEL GROSS, COUNCIL PRESIDENT
GREGORY CZOCH
GEORGE BARANOWSKI
JANET KERN
ANDREW HOREZGA
WILLIAM DEMASI

SOUTH AMBOY REDEVELOPMENT AGENCY

ERIC F. M. CHUBENKO, EXECUTIVE DIRECTOR
CRAIG COUGHLIN, ESQ., COUNSEL
DAN BALKA, TREASURER
KEVIN MESZAROS - CHAIRMAN
GARY FORSHNER - VICE CHAIRMAN
ZUSETTE DATO
CHRISTINE NOBLE
TONY GONSALVES
RACHAEL DRAUDT
FREDERICK WILLIAMS

KATIE ROSE WALENTY
PLANNING BOARD SECRETARY

AJV ENGINEERING, INC.
PLANNING BOARD ENGINEER AND PLANNER

JAMES E. STAHL, ESQ.
PLANNING BOARD ATTORNEY

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Figure 1:	Location Map
Figure 2:	Redevelopment Area Map
Figure 3:	Tax Map
Figure 4:	Existing Zoning
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APPENDICES

	TITLE
1	City Council Resolution adopted on November 12, 2014
2	New Jersey State Plan Economic, Environmental and Demographic Designations

1.0 INTRODUCTION

1.1 Background

The subject properties, identified in Table 1 below, are located east of Broadway between Rosewell Street, a Conrail right-of way and the Raritan Bay. The parcels were included in two broader areas found to meet the criteria for designation as an "Area in Need of Redevelopment" pursuant to assessments performed in accordance to the requirements of New Jersey's Local Redevelopment and Housing Law (LRHL). The properties were included in South Amboy's Southern Waterfront and Broadway/Main Street Redevelopment Plans, dated June 28, 2000 and amended through 1999 and February 08, 2002 amended through 2010, respectively, at the direction of the City's governing body. The City now seeks a restated plan specific to these parcels due to the unique location and configuration of the properties; one that considers the physical and regulatory challenges of developing waterfront improvements.

Table 1:

SOUTH AMBOY BEACH CLUB DISTRICT							
Block	Lot	Property Location	owner's Name	owner's Mailing Address	City/State/Zip	zone	Acres/Total Acreage
161.02	6.02	165 MAIN ST	GREAT LAKES DREDGE & DOCK CO & METALS	BOX 3220 MAIN ST	SOUTH AMBOY NJ 08879	M-2	5.63 / 5.6
161.02	20	FOOT GEORGE ST	SOUTH AMBOY REDEVELOPMENT AGENCY	140 NORTH BROADWAY	SOUTH AMBOY NJ 08879	RM	66.2 / 46.7
161.02	23	S ROSEWELL ST	SOUTH AMBOY REDEVELOPMENT AGENCY	140 NORTH BROADWAY	SOUTH AMBOY NJ 08879	RM	1.8 / 1.1
161.02	24	S ROSEWELL ST	JARMEL SOUTH AMBOY REALTY INC % WAS	PO BOX 649	HARRISON NJ 07029	M-1	19.7 / 18.1
161.02	24.01	N/A	N/A	N/A	N/A	RA	N/A / N/A
161.02	25	175 LOWER MAIN ST	GREAT LAKES DREDGE & DOCK CO & METALS	BOX 3220 MAIN ST	SOUTH AMBOY NJ 08879	M-1	29.1 / 29.1
161.02	90	155 MAIN ST	LOWER MAIN STREET DEVELOPMENT LLC	BOX 3220 MAIN ST	SOUTH AMBOY NJ 08879	M-2	44.8 / 44.8
161.02	90.01	MAIN ST	CITY OF SOUTH AMBOY	140 N BROADWAY	SOUTH AMBOY NJ 08879	M-2	
						Total Acreage	166.4 / 142.4

* Acreage and ownership information obtained from City tax records.

This resulting plan identifies the land uses that are suitable for the area. It also sets forth area and bulk requirements to guide the redevelopment of the area in a manner which promotes the health, safety and welfare of the South Amboy community. This redevelopment plan provides for land uses that are appropriate for the specific parcels and will encourage the redevelopment or rehabilitation of substandard properties located along this portion of the community, resulting in more vibrant and aesthetic neighborhoods. The resulting plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the properties in the redevelopment area.

The plan is designed to compliment and implement the specific goals, objectives and policy statements set forth in the City's Master Plan.

1.2 Statutory Basis for the Redevelopment Plan

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of (NJ.S.A..40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is

located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398.

8. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

- C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

- D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which is inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not

following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of is section.

1.3 Area Description

The Beach Club District (the "Redevelopment Plan Area") is located in the eastern portion of South Amboy along the Raritan Bay. Figure 1 shows the location of the redevelopment area within the City. The study area consists of properties identified by the City Tax Assessor as Block 161.02, for all or part of Lots 6.02, 20, 20.01, 23, 24, 24.01, 25, 90 and 90.01, which are located along Rosewell Street and a Conrail right-of-way to the west, a Conrail owned property to the north, the Raritan Bay to the east, and John T. O'Leary Boulevard/Raritan Reach Road to the south. The area includes lands located east of the bulkhead line which are tidally influenced and submerged. The gross acreage of the Beach Club District includes land subjected to the regulatory and physical restrictions associated with the location.

Figure 2 depicts the boundaries of the redevelopment area. The study area is comprised of ~166.45 gross acres pursuant to the City of South Amboy's tax

records (inclusive of property located east of a bulkhead line between uplands and the Raritan Bay). The redevelopment area consists of adjacent tax parcels with the majority of the upland area contained within the former Amboy Aggregates location (~41 upland acres and ~80 total acres). Figure 3 defines the Beach Club District on the City's Tax Map. Figure 4 depicts the existing redevelopment plan areas that provide the current zoning of the subject properties, as well as the current zoning surrounding the Beach Club District.

The Redevelopment Plan Area previously was located within both light industrial and medium density residential area zones. The parcels are currently either vacant or contain abandoned industrial uses. The surrounding area exhibits a changing development pattern with a more residential character taking hold, as noted by the additional multi-family housing located to the south of the subject parcels along Raritan Reach Road. Located along the eastern side of Rosewell Street adjacent to the Redevelopment Area's western border are a mixture of uses, including the South Amboy Pumping Station operated by the Middlesex County Utilities Authority, high density residential housing, and an abandoned retail market. The redevelopment area was once a light industrial area, but now represents one of the few remaining opportunities for development within the City. The district benefits from waterfront access and proximity to local public uses, such as public transportation, the City's library, recreational fields, and the high school. Properties located across from the Redevelopment Plan Area along Rosewell Street are generally residential in nature and are in various states of condition. Growing concern regarding the closure and abandonment of local retail shops and industrial uses, as well as the decline in the City's housing stock, has resulted in the City adopting the Beach Club District Redevelopment Plan. In efforts to advance the goals of the Beach Club District Redevelopment Plan, the City of South Amboy and/or the South Amboy Redevelopment Agency acquired abandoned and distressed properties within the area and is now pursuing a revitalization of a region of the community that includes these parcels.

1.4 Utility and Infrastructure

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the parcels within the Redevelopment Area.

- **Water:** Middlesex Water Company services the entire City of South Amboy for domestic purposes and with water pressure for fire fighting purposes.
- **Sanitary Sewerage:** The City maintains and operates a sewerage collection system that pumps the collected wastewater to the regional Middlesex County Utility Authority for treatment. While surcharging of portions of the storm system does occur, the separation of storm from sanitary lines has eliminated potential health concerns.
- **Electricity:** Electrical power is provided to the Redevelopment Area by Jersey Central Power and Light (JCP&L).
- **Natural Gas.** Gas lines that service the Redevelopment Area are provided by Public Service Electric and Gas, Inc. (PSE&G).
- **Voice and Data Transmission:** Verizon services are available for the redevelopment Area.

1.5 Environmental Conditions

Any and all redevelopment efforts must consider the environmental status of the Beach Club District. Potential environmental liabilities present within the District must be identified and all planning and redevelopment/rehabilitation pursued according to all applicable laws, statutes and pertinent rules.

2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT

Pursuant to prior assessments, parcels located within the Beach Club Redevelopment District were found to be in need of redevelopment. The Southern Waterfront Redevelopment Plan was initially adopted on November 22, 1988. The initial plan was repealed and reenacted. The subsequent reenactment via Ordinance #03-95 was based upon Moskowitz, Heyer and Gruel, P.A.'s report dated March 1994 with revisions through June 1994. Additional amendments occurred with Ordinances #20-97 (September 17, 1997), #8/99 (March 17, 1999), and #13-99 (May 05, 1999). The area was subsequently expanded on April 05, 2000 by the City Council based on Angelo J. Valetutto's report dated July 22, 1996. The Broadway/Main Street Redevelopment Plan was adopted via Resolution No. 160-2001 on August 02, 2001. Its creation was based upon AJV Engineering, Inc.'s May 30, 2001 report entitled "RedevelopmentArea Report for Broadway/Main Street." This plan was subsequently amended on December 15, 2010 via resolution No. 29-2010. The parcels were determined to be "Areas in Need of Redevelopment" utilizing the Local Redevelopment and Housing Law (LRHL) as the basis for the determinations.

The preliminary investigations and subsequent Planning Board recommendations and Council approvals represented the first steps in an extensive planning process. The Council subsequently directed Beacon Planning and Consulting Services, LLC to prepare a restated redevelopment plan specific to the subject area and in consideration of the unique location and features of the parcels.

3.0 REDEVELOPMENT AREA REGULATIONS

3.1 Approach

The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for a mixed-use (residential, passive/active recreation, entertainment, and waterfront specific activities) district that advances the Master Plan's goals and objectives. The intent is to permit multi-family residential and recreational/entertainment development along the City's waterfront.

3.2 Plan Interpretation

Unless otherwise specified herein, the standards contained within the Beach Club District Redevelopment Plan shall regulate the land use, bulk requirements, sign regulations in the Redevelopment Area, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a Redeveloper or by private property owners. In addition, Redeveloper shall comply with design standards established in the Redevelopment Agreement, as amended from time to time. Where regulations of the Redevelopment Plan conflict with the Land Development Ordinance or Design Standards of the City, this Plan shall control. A new zoning district to accommodate the intended permitted land uses will be established and be known as the Beach Club District (BCD). The proposed district is depicted in Figure 5. This zoning district is not an overlay zone, but replaces the current zoning designation for the Redevelopment Area. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City of South Amboy's Land Development Ordinance and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the City's Land Development Ordinance.

The continued use of existing properties is permitted until the property is to be redeveloped or substantially rehabilitated or as otherwise provided in a

Redevelopment Agreement, at which time the provisions of this Plan shall apply. In the case where a particular land use or site standard is not specifically addressed in this redevelopment plan, compliance with the City of South Amboy's Zoning Ordinance and/or other applicable City codes or ordinances shall be required to the extent that they are consistent with this Redevelopment Plan and that such provisions would not frustrated the intent and purpose of this Redevelopment Plan.

The flexibility of land uses is essential to achieve the best design possible and to create a multi-family/recreational district. The local land development regulatory process will be administered by the South Amboy Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

3.3 Purpose and Intent

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the City of South Amboy:

- A. To redevelop underutilized buildings and properties into fully productive uses in a manner that is compatible with the character in the immediately surrounding area and the objectives of the City's Master Plan;
- B. To eliminate vacant, deteriorated and obsolete buildings and structures that affect the feasibility effectuating a more amenable neighborhood physical change by advancing mixed-use infill development (recreational, waterfront dependent and residential);
- C. To provide for the improvement of the functional and physical layout of the redevelopment area for contemplated new and infill development, and the removal of impediments to land disposition;
- D. To provided land in parcels of sufficient size and configuration so as to permit comprehensive, economically sound redevelopment of the are a;
- E. To serve as the guiding document for the City Council and Planning Board for the Beach Club District Redevelopment Area;

- F. To create land use and building requirements specific to the Redevelopment Area that will promote the development of a multi-family/recreational neighborhood. The redeveloped area will consist of a mix of passive/active recreational, waterfront specific activities, entertainment, and multi-family residential development.
- G. To foster the development of recreational and residential uses that will advance the revitalization of the Redevelopment Area by providing for an increase in the City's economic base;
- H. To promote the utilization of high quality construction of buildings and improvements;
- I. To identify and remediate potential brownfields issues within the redevelopment area;
- J. To stimulate an appropriate level of development that provides public benefits to the City and does not overwhelm the City's infrastructure;
- K. To control vehicular access along North Rosewell Avenue in a manner that diminishes potential traffic conflicts.

3.4 Permitted Uses

A. Permitted principal uses. The Redevelopment Plan seeks to encourage and accommodate residential, recreation and limited entertainment uses in order to encourage the redevelopment of the Beach Club District. Table 2 lists the permitted uses for this area.

**Table 2
Permitted Principal Uses
Beach Club District BCD**

Primary:

1. Multi-family residential.
 2. Stacked townhomes where individual living spaces shall not exceed two vertically stacked dwelling units within an attached structure with each dwelling unit having a separate entrance.
 3. Active/passive recreation, including open air gazebos, sports courts, open air performance areas and associated seating, and public accommodations for comfort facilities.
 4. Waterfront dependent activities, including beach clubs, marinas, marina terminals and storage facilities for waters e cific s rts e ui ment i.e., ka aks
-

paddle boards, etc..

5. Restaurant use, open to the public, shall be permitted on Block 161.02, Lots 20, 20.01 and 23.

6. Inns and Hotels with up to 200 rooms.

7. Clubhouse.

B. Permitted accessory uses. Permitted accessory uses in the Beach Club District may include accessory commercial uses, on-street and off-street parking, structured parking under residential buildings, parking garages, swimming pools, fences and walls, signage, loading areas, public open space, band shells, and related elements which are commonly ancillary to principal permitted uses. "Accessory Commercial Uses" shall mean retail and commercial uses as may be incidental or accessory to ferry services, marina operations and multifamily residential developments, including, but not limited to, health and fitness clubs, community centers, club houses, beach houses, shared or "zip" car facilities, bicycle rentals, dog and pet grooming, theater screening rooms and facilities, boat rentals, dining, banquet and catering facilities, commercial entertainment, and recreation. Retail accessory uses shall not be located in stand-alone structures. Retail accessory uses must be located within a structure or building containing a permitted primary or principal use and must be a related and logical accessory to that primary or principal use. Accessory dining facilities within the Beach Club District shall be limited to banquet or club type dining for sit down service or the sale of prepackage or prepared foods for off-premise consumption. Accessory dining facilities shall not be open to the general public for table service dining.

C. Prohibited Activities. Any activity that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, fumes, noise, and vibrations or similar substances or conditions shall be prohibited within Beach Club District. Signs painted directly upon the exterior walls of any principal or accessory building or structure shall be prohibited.

- D. Use standards. The following standards shall apply to applicable uses permitted within the Beach Club Overlay District Redevelopment Area.

Multi-family residential

- a. Controlled and secured access for the residential use shall be provided.
- b. Off-street and on-street parking for residential development shall be provided as follows given the nature of this transit-oriented redevelopment :
 - One-Bedroom Unit - 1.2 Spaces
 - Two-Bedroom Unit - 1.8 Spaces
 - Three-Bedroom Unit - 2.1 Spaces

On-street parking that can be considered toward the parking requirement must be located along public or private roads, drives or cart ways that are contiguous to the building they will serve and within the portions of the roads, drives and cart ways that are along the frontage of the lot or phase. On-street parking must comply with RSIS standards.

- c. The overall mix of units in any building shall include a maximum of 50% of units containing two or three bedrooms with the remaining 50% or more of units being either one-bedroom or studio style in configuration. Studio apartments shall have a minimum floor area of 400 square feet, one-bedroom dwelling units shall have a floor area of at least 630 square feet, two-bedroom apartments shall have a floor area of at least 850 square feet, and three-bedroom apartments shall have a floor area of at least 1,150 square feet.
- d. Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than three bedrooms.

Stacked Townhomes:

- a. Off-street and on-street parking for residential stacked townhome development shall be provided as follows given the nature of this transit-oriented redevelopment :
 - Two-Bedroom Unit - 2.0 Spaces
 - Three-Bedroom Unit - 2.0 Spaces

Each unit within a townhouse shall provide parking within one enclosed garage space and one tandem driveway space with a depth of at least 20' from curblineline to building. Guest parking is to be provided at a ratio of 0.5 spaces per residential unit and may be provided on public or private roads or in common parking areas. On-street parking must comply dimensionally with RSIS standards. EV charging spaces shall be provided pursuant to the EV model ordinance and shall be provided either within private garages or guest parking spaces with at least one third of the requirement provided within the guest parking spaces. The redeveloper shall be obligated to ensure the minimum number of spaces is provided and shall report to SARA regarding the distribution of the EV spaces.

- c. The overall mix of units within the community shall consist of 50% two-bedroom dwelling units and 50% three-bedroom dwelling units. If dens are proposed within dwelling units, they shall not include closets nor shall dens have a door separating the space from other living space. Dwelling units, upon conveyance, shall include a deed restriction prohibiting the utilization of dens as bedrooms or sleeping quarters. Two-bedroom dwelling units shall have a floor area of at least 950 square feet, and three-bedroom dwelling units shall have a floor area of at least 1,150 square feet. The number of market rate units shall not exceed 196.
- d. Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than three bedrooms. All dwelling units shall provide connections for laundry facilities (washers and dryers) within the dwelling unit.
- e. A community of stacked townhomes shall be permitted one monument sign at the intersection of Augusta Street and Rosewell Street. The sign shall be placed in a location that does not interfere with site triangles. A pole mounted monument sign shall be prohibited. The sign shall have a base no greater than 12' feet in length, 2.5' in width and 3' in height. The message board portion of the monument sign shall not exceed an overall height of 10' measured from grade and a total area of 75 square feet per side. The message board may be two-sided. The message on the message board shall be limited to the community name and logo and the logo of the developer. The message shall be back lit. A rendering of the sign shall be provided for review and approval at the time of submission of the redevelopment application to the planning board.

- f. Townhomes shall be clad in full brick, cultured stone or concrete siding/panels such as Hardie Board or plank. Cedar impression vinyl siding shall be permitted on the front elevation of stacked townhomes, as defined in Table 6, and vinyl siding shall be permitted on rear and side elevations of stacked townhomes, as defined in Table 6, only. The use of aluminum panels, and thin brick shall be prohibited. The redeveloper shall provide a material sample and color board at the time of presentation to the Planning Board. PTACs shall not be used for HVAC. Each dwelling unit shall limit exterior HVAC equipment grill penetrations to one per dwelling unit.
- g. Fences and retaining walls shall be permitted in side and rear yards. Fences shall be limited to a height of 8' and retaining walls shall be subject to the review of the City engineer.

E. Affordable Housing

Developments in the Beach Club District shall address the need to provide affordable housing in the Redevelopment Agreement.

3.5 Bulk Standards

Tables 3, 4 and 5 list the area and bulk requirements for multi-family, recreation, and waterfront dependent development in the Beach Club District.

Table 3
Beach Club District Redevelopment Area
Multi-Family Regulations

<u>Zonin Standard</u>	<u>BCD Re uirement</u>
Minimum lot area (gross acres*)	
Maximum Density (units per gross acre*)	12***
Minimum setback for a building or parking structure to any right-of-way, lot line ot phase line (feet)	5
Minimum setback for a surface parking lot to any right-of-way, lot line or phase line (feet)	0
Maximum impervious coverage (percent)**	70
Maximum building coverage (percent)**	40

Maximum building height (feet/stories)****

100/8

"The gross area of a parcel may include portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon. The permitted number of residential units may be further defined in the Redevelopment Agreement. Density and coverage will continue to be tracked based on the overall area of the Manhattan Beach Club District.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel, including portions of the parcel that are not contiguous.

*** There shall be a density bonus of 1 additional unit per upland acre for every 2 additional off-street parking spaces provided for public use. The density calculation shall include all acreage owned or controlled by any Redeveloper, regardless of whether all of such lands are developable or are used for development.

**Table 4
Beach Club District Redevelopment Area
Recreation Regulations
(For free standing buildings designed for Recreational Uses;
If Recreational Facilities are located in Buildings that include Multi-Family
Development the Height and Bulk Requirements for Multi-Family Shall Pertain to
those Recreational Uses)**

Zoning Standard	BCD Requirement
Minimum lot area (gross acres)*	1
Minimum front yard setback (feet)	10
Minimum side yard setback (feet)	5
Minimum rear yard setback (feet)	10
Maximum impervious coverage (percent)**	80
Maximum building coverage (percent)**	30
Maximum building height (feet/stories)	45/3

*Gross acre shall be defined as the overall area of a parcel, including portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel.

**Table 5
Beach Club District Redevelopment Area
Waterfront Dependent Regulations***

Beacon Planning and Consulting Services, LLC
Colts Towne Plaza, Suite 129, 315 State Highway 34
Colts Neck, New Jersey 07722
Tel: (732) 845-8103/Fax: (732) 845-8104

**(For free standing buildings designed for Water Dependent Uses
If Recreational Facilities are located in Buildings that include Multi-Family
Development the Height and Bulk Requirements for Multi-Family Shall Pertain to
those Recreational Uses)**

Zonin Standard	BCD Re uirement
Minimum lot area (gross acres)**	5
Minimum setback from waterfront (feet)	5
Minimum Off-street Parking	See 3.4 Db. All other uses to be determined by the Planning Board based on the nature of the use and its relationship to other uses within the District
Maximum impervious coverage (percent)***	40
Maximum building coverage (percent)***	10
Maximum building height (feet/stories)	30/2

*. Bulk standards associated with the waterfront are intended to exhibit flexibility in order to accommodate a variety of unique development opportunities and each waterfront specific initiative must be reviewed prior to application for site plan approval, at which time supplemental regulations may be recommended to properly regulate and accommodate the use.

**Gross acre shall be defined as the overall area of a parcel, including portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon.

***Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel.

**Table 6
Beach Club District Redevelopment Area
Stacked Townhome Regulations
(For Stacked Townhomes configured with rear-alley garage access)**

Zonin Standard	BCD Re uirement
Minimum lot area (gross acres*)	1
Maximum Density (units per gross acre*)	12***
Minimum Rear Yard setback measured from the face of the curbline oriented to the building to the face of the building. The rear of a building shall be defined as the long facade of a cluster of townhomes containing garage door openings and facing a street, alley or	20'

cartway:

Minimum Front Yard setback. The front of a building shall be defined as the long facade of a cluster of townhomes facing opposite a street, alley or cartway and opposite the elevation with garage doors.	15'
Minimum Side Yard setback, including end caps of a building facing a street, cartway or parking area:	8.5'
Minimum distance between buildings, side to side:	10'
Minimum distance between buildings, front to front:	30'
Minimum distance between buildings side to back	20'
Maximum impervious coverage (percent)**	20
Maximum building coverage (percent)**	10
Maximum building height (feet/stories)****	48'/3.5 stories

*The gross area of a parcel may include portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon. The permitted number of residential units may be further defined in the Redevelopment Agreement. Density and coverage will continue to be tracked based on the overall area of the Manhattan Beach Club District.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel, including portions of the parcel that are not contiguous.

*** There shall be a density bonus of 1 additional unit per upland acre for every 2 additional off-street parking spaces provided for public use. The density calculation shall include all acreage owned or controlled by any Redeveloper, regardless of whether all of such lands are developable or are used for development.

**** Building height shall be measured from the average elevation of the first floor (measured at the corners of the overall cluster of townhomes) to the maximum height of a peaked roof or to the top of roof deck when a flat roof is proposed.

Porches, Patios, roof overhangs and/or decks are excluded from setback requirements, however decks and patios shall not intrude into setback requirements by more than 10'. The minimum front yard setback shall remain unobstructed.

3.6 Supplemental Regulations

A. General Regulations

1. Parking for all non-residential, accessory, waterfront dependent or recreational use or activity shall be provided as follows:
 - 1 space for every two (2) seats in a banquet, entertainment or passive recreation seating area;
 - 1 space for every four visitors associated with a beach club, clubhouse or community center, based on the stated maximum occupancy of the club net of the associated banquet facility, which will be accommodated as per the previous requirement;
 - 1.25 spaces for every slip provided in the marina; and
 - 6 spaces per 1,000 sq.ft. of a health and fitness club not associated with a beach club or clubhouse.

Additional standards will be established for the marine/ferry terminal as anticipated demand is defined. Parking for this use will be established through a future parking demand study.

Any use not specifically referenced will require the submission of a parking demand study.

2. The off-street parking requirement may be reduced for any recreational or waterfront dependent portions of a redevelopment initiative that incorporates the use of shared parking facilities located within 1000 feet of the property or street parking located immediately adjacent to the proposed use. The Planning Board, at its discretion, may grant a reduction in the number of required parking spaces during site plan review. Any such reduction shall rely on the findings of a parking study, and such study shall demonstrate that the number of parking spaces available for the proposed uses is sufficient and shall not result in any adverse impacts to traffic or parking on streets within the surrounding area.
3. In the event of any conflicts between the regulations set forth herein and any other City of South Amboy development ordinances, the Beach Club District regulations shall apply to any properties or proposed development within the Beach Club District.
4. This Plan may be implemented pursuant to the planned development provisions of the Municipal Land Use Law, pursuant to the City's General

Development Plan Ordinance.

B. Distribution of Uses

Delineation on the site plan. The square footage devoted to residential/recreational uses shall be identified on the site plan. The amount of open space and landscaped open space shall be calculated and identified on the site plan.

C. Prohibited Uses

All industrial uses, as well as any commercial uses that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, coal or gas fumes, noise, vibrations, or similar substances or conditions shall be prohibited. Such uses may include, but are not limited to the following:

- i. Laundromats.
- i. Automobile service stations.
- ii. Gasoline filling stations other than marine dependent fueling.
- iii. Autobody repair and auto mechanical repair shops.
- iv. Automobile washing establishments.
- v. Automobile dealerships.
- vi. Arcades, billiard parlors, and bowling alleys.
- vii. Billboards.
- viii. Dry cleaning processing.
- ix. Nail salons.
- x. Outdoor storage of goods incidental to the conduct of a retail business.

D. Signs

Unless otherwise addressed within this plan, signs may be provided consistent with the provisions of Section 53-79 (35) of the City's Land Development Ordinance.

E. Non-Applicable Sections

The following section of the City's Land Development Ordinance is one

that shall not apply within the Beach Club District:

53-79 (27): Limitation on number of principal uses or buildings per lot.

To the extent that other provisions of the Land Development Ordinance are not consistent with this Redevelopment Plan and that such provisions would frustrate the intent and purpose of this Redevelopment Plan, those provisions shall not apply.

F. Stormwater Management

Stormwater management facilities located in and serving development within the Beach Club District shall meet all applicable requirements established pursuant to any and all local and state regulations.

G. Street, Curbs and Sidewalks

Proposed right-of-way and street front improvements shall meet the requirements set forth in Redevelopment Agreement.

H. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this redevelopment plan, pursuant to the criteria of N.J.S.A. 40:55D-70c(1) and (2) for bulk variances, as follows, and such deviations shall not be considered an amendment to this Redevelopment Plan:

(a) where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, or by reason of an extraordinary situation uniquely affecting a specific piece of property or existing structure lawfully constructed thereon, the strict application of any area, yard, or bulk standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, or

(b) where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments.

(c) No deviations or other relief may be granted under the terms of this section unless such deviation or relief will not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the Beach Club District Redevelopment Plan.

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a-b.

Deviations from the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment to the Redevelopment Plan by the City Council, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

4.0 ACQUISITION AND RELOCATION

4.1 Properties to be acquired

The City may acquire any property(ies) within the Beach Club District in order to effectuate the Plan, other than those owned by the Redeveloper, SARA or the City, or under contract for sale to the Redeveloper at the time of the adoption of this Plan.

4.2 Relocation

Relocation, temporary or permanent, of businesses displaced as a result of the implementation of this Redevelopment Plan shall be carried out by the City, or such entity designated by the City (Relocation Entity) in accordance with the provisions of the State of New Jersey Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act of 1971 (N.J.S.A. 20:4-1 et seq.), the rules promulgated there under, and a State-approved Workable Relocation Assistance Plan (WRAP) for the Redevelopment Area. Said WRAP shall be available for public inspection at the offices of the Relocation Entity.

It is estimated that adequate opportunities for the relocation of businesses and

residents currently located within the Beach Club District are available in the immediate region during the relocation period. The Relocation Entity will seek to identify potential new locations for businesses and residents that may be displaced as a result on the implementation of this Redevelopment Plan.

5.0 RELATIONSHIP TO OTHER PLANS

The LRHL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

5.1 South Amboy Master Plan

The Beach Club District is consistent with the goals and objectives adopted by the City of South Amboy through its Master Plan, and reexamination reports, including the Southern Waterfront and the Broadway/Main Street Redevelopment Plans. The purpose of this redevelopment plan is to create a sub-district within these defined planning areas in order to provide a variety of opportunities for housing, public space, and auxiliary recreational areas and to take advantage of the unique features of the waterfront location and proximity to public transportation.

In reviewing the concerns identified in the 1974 Master Plan, the following issues were noted:

- "Recreational acreage has increased; however, it remains insufficient for the population of the City." (Pg.5) The 1974 plan noted 15 acres of existing recreational lands where 47 acres was recommended by the

National Recreation Association and 59 was the projected need for 1985.
(Pg. 22)

- "Industrial activity has been stagnant. The movement toward 'Industrial Parks' in Middlesex County has bypassed South Amboy." (Pg.5)
- "Available vacant lands have remained dormant." (Pg.5)
- Low population growth as compared to the county and the state. "Much of this difference is attributable to the limited and unattractive areas available for additional residential development which has restricted South Amboy's potential for matching the growth of the County and State." (Pg. 8)
- The plan states: "significant increases in the 20-29 and 65-75+ age categories, indicates a changing housing market for the City. The conclusion that may be drawn is that the housing demands of South Amboy, dictated by the age distribution of the population, is shifting away from the single-family, owner occupied housing type to the smaller, low cost, renter type unit.....The recreational and educational needs of this segment of the population are unique and warrant special attention by the City." (Pg.11)
- With regards to housing, the plan states: "The most frequent municipal housing problems are structural inadequacies, blight influence from nearby uses, structural decay, and illegal conversions of residential uses. The presence of any one of these problems was known in the era of Urban Renewal as a 'blighting agent.' Structural inadequacy, blight in the form of obsolescence, major structural defects, and neglect of proper maintenance have been identified in the 'Rosewell' Village and Broadway areas of the City.....In the absence of Federal assistance, private investment will bear the burden of rejuvenating the averaged housing stock of South Amboy."

These concerns are echoed in the 1984 reexamination report, where objectives include:

- To preserve environmentally critical areas but reduces the existence of tax producing land now vacant. (A-2)
- To encourage high quality design and promote in residential. ...of the city... (A-2)
- To increase recreational land facilities. (A-2)
- To maintain a balance of housing consistent with the demands of the population and economic levels of the community. (A-3)
- To provide for the location of recreation facilities which will serve all areas of the City. (A-6)
- To develop programs whereby additional recreational land will be provided in new developments in proportion and relationship necessary for the additional residents of the development. (A-7)
- To focus attention on the overall deficiency of adequate recreational space throughout the City and stimulate programs to overcome this deficiency. (A-7)

The 1994 reexamination report reviews the prior objectives and notes advances as follows:

- The creation of the "Southern Waterfront Redevelopment Area" and its associated recreational fields. (Pg. 17)
- The diminishment of blight through the stricter enforcement of ordinances and the advent of DIV home improvement stores. (Pg. 24)

Finally, the 2004 reexamination report outlines the progress and successes the City has accomplished related to these goals, specifically noting the Southern

Waterfront and Broadway/Main Street redevelopment plans. The report notes investments in ferry service and the existing train station. The plan recommends that the board consider initiatives in the central beachfront areas.

It is clear that the City has pursued a revitalization strategy focused on upgrading/diversifying its housing stock, providing recreational lands, and utilizing vacant, unproductive parcels. The stagnant condition of these lots does not advance the purposes and intent of the City's master plan and zoning ordinance with respect to development, recreation, or maintenance. The City's Master Plan cites the need to improve deficient structures and deleterious conditions. The deterioration of the area is attributed to the intermixing of land uses (industrial and residential) and the abandonment of industrial sites with the resulting lack of maintenance/development. The redevelopment area exhibits this deleterious land use pattern, with current and former uses including vacant land and abandoned industrial uses. The effect of such stagnation is evident in the adjoining residential area to the west, where residential housing is in various states of repair. In light of these concerns, and in order to continue the success of the aforementioned redevelopment plans, the City had invested in its infrastructure and is now establishing the Beach Club District.

To accomplish this directive, as well as other goals and objectives, the City may also turn to the general purposes of planning and zoning as set forth in Section 40:55D-2 of the Municipal Land Use Law. These goals and objectives form the basis for land use recommendations. Those pertinent to this study are as follows:

- To encourage City actions to guide the appropriate use or development of all lands in South Amboy, in a manner which will promote the public health, safety, morals and general welfare;
- To promote the establishment of appropriate population densities and concentrations that will contribute to the wellbeing of persons, neighborhoods, communities and regions and preservation of the environment;

- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the City and the environment;
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land;
- To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.

The master plan and subsequent reexaminations continue to pursue the revitalization of the City and this Redevelopment Plan confers a high-density residential/recreational land use designation on the redevelopment area. The intent of these land use categories, and the reason for them being co-located, is to provide a vibrant residential neighborhood and bring the focus back to the City's waterfront location. The City seeks to do this in a manner that provides for new housing opportunities reflective of population demands, an improved aesthetic layout, preservation of natural resources, which would include the use of existing infrastructure such as water and sewer instead of sprawl, and continual investment/redevelopment.

The State Development and Redevelopment Plan classify South Amboy as Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburbs. PA-1 areas are characterized by areas of significant existing development and infrastructure with limited land available for development, resulting in redevelopment or infill development opportunities.

The City has recognized its own overall shift and decline, and has taken steps to address these changes. The area defined within the Beach Club District has

been a part of this decline since 1974. Redevelopment of the area advances the goals and objectives of both the City's master plan, the Southern Waterfront and Broadway/Main Street Redevelopment Plans, and the State Development and Redevelopment Plan. This Redevelopment Plan also addresses one of the major issues identified in the City's last master plan re-examination report, i.e., the revitalization of the housing stock and additional recreational facilities.

5.2 Sewer and Water Service

The redevelopment area is located within public water and sewer service areas.

5.3 Transportation and Public Transportation

The Beach Club District Redevelopment Area is currently served by public transportation. The District is located in close proximity to the South Amboy train station, which provides direct rail access to New York City and major employment hubs within New Jersey, and a future ferry service. Access to the regional highway network is readily available.

5.4 Relation to Master Plans of Adjacent Municipalities

The City of South Amboy is surrounded by the Borough of Sayreville. The uses and standards associated with the Beach Club District are consistent with the waterfront redevelopment initiatives established and pursued by Sayreville to the north of the City. The proposed residential development is bounded by the existing homes created as part of the Southern Waterfront Redevelopment Plan and is located more centrally, away from the City's boundaries. Regional access to the redevelopment area is primarily from the Garden State Parkway, New Jersey State Highway 9, New Jersey State Highway 35, and the New Jersey Turnpike; therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

5.5 Relation to Middlesex County Plan

The Middlesex County Master Plan has historically designated portions of the Beach Club District for commercial development, however the plan recognizes changing conditions within communities and encourages initiatives designed to stabilize and improve communities fiscally through appropriate local land use planning.

5.6 Relation to State Development and Redevelopment Plan

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. South Amboy is located in a "Metropolitan Planning Area." That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognition that redevelopment will be the predominant form of growth; and understanding that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

6.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This section summarizes the implementation process for a successful redevelopment plan.

6.1 Redevelopment Entity

The South Amboy Redevelopment Agency shall serve as the Redevelopment Entity hereunder.

6.2 Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

6.3 Appointment of a Redeveloper

The Redevelopment Entity shall select one or more Redevelopers to participate in the implementation of the Redevelopment Plan.

Upon the selection of one or more Redevelopers, the Redevelopment Entity shall then proceed to negotiate and execute a formal Redevelopment Agreement.. The designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to for approval to the City Planning Board, as required by the City's Land Development Ordinance.

6.4 Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. In the alternative, an application for redevelopment in the area may be filed with the Planning Board provided that any Planning Board approval therefore be conditioned upon the applicant's designation by the Redevelopment Entity as redeveloper for the proposed project site and the execution of a Redevelopment Agreement between the applicant and the Redevelopment Entity in connection with the proposed redevelopment. Preliminary and Final Site Plans, with details sufficient to comply with the

Municipal Land Use Law and the City's Land Use Ordinance, will be submitted to the Redevelopment Entity for review and approval prior to submission to the Planning Board for its review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment Area and take precedent over the Land Development Ordinance of the City of South Amboy. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply, to the extent that they are consistent with this Redevelopment Plan and that such provisions would not frustrated the intent and purpose of this Redevelopment Plan. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

6.5 Duration of Redevelopment Plan

During the period that this Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan shall remain in effect for 30 years following the date of its adoption. After that period, the City's Land Use Ordinance will regulate development within the Redevelopment Area.

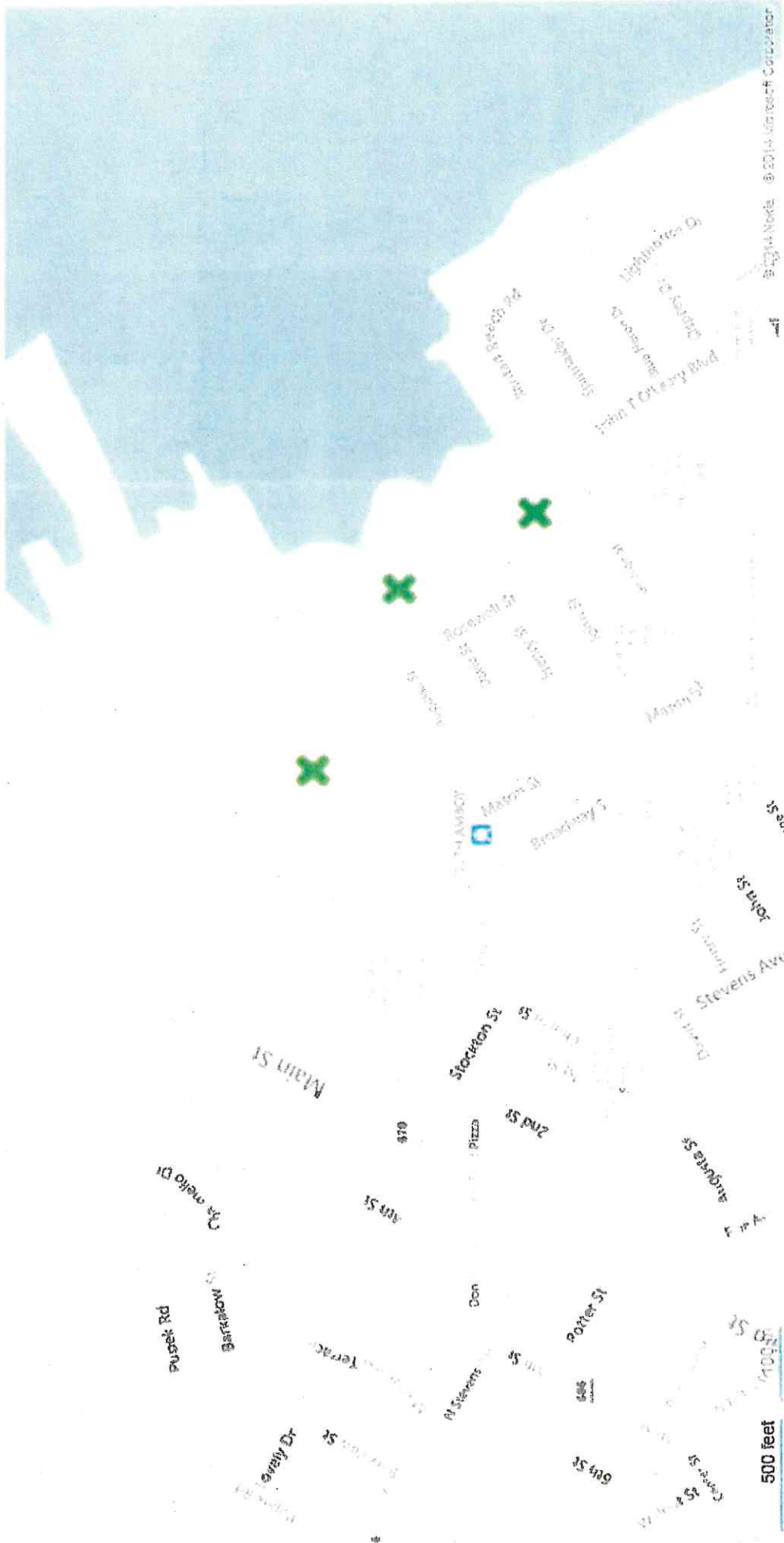
6.6 Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

APPENDIX 1

APPENDIX2

FIGURES 1 - 5



500 feet

Beach Club District Redevelopment Area
 City of South Amboy, New Jersey
 Figure 1: Location Map

Easton Planning and Consulting Services, LLC
 315 Route 34 - Suite 129
 Colts Neck, New Jersey 07722



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Beacon Planning and Consulting Services, LLC
315 Route 34 - Suite 129
Colts Neck, New Jersey 07722

Beach Club Overlay District
City of South Amboy, New Jersey
Figure 2: Redevelopment Area Map

Beach Club District Redevelopment Area
 City of South Amboy, New Jersey
 Figure 3: Tax Map

TAX MAP
CITY OF SOUTH AMBOY
 MIDDLESEX COUNTY, NEW JERSEY
 SCALE: 1" = 200' MARCH 1963
MUNICIPAL REVALUATIONS, INC.
 WILLIAM HELD, P.E. & L.S.
 9 FORTY FOURTH ST., MAPLEWOOD, NJ

DATE	REVISION	BY	REVISION
1963	ISSUED	WILLIAM HELD, P.E. & L.S.	ISSUED
1964	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1965	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1966	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1967	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1968	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1969	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1970	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1971	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1972	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1973	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1974	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1975	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1976	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1977	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
1978	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
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2022	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
2023	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
2024	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED
2025	REVISED	WILLIAM HELD, P.E. & L.S.	REVISED

Beacon Planning and Consulting Services, LLC
 315 Route 34 - Suite 129
 Colts Neck, New Jersey 07722





- LEGEND**
- RA SINGLE FAMILY RESIDENTIAL
 - RM MEDIUM DENSITY RESIDENTIAL
 - B-1 GENERAL BUSINESS
 - B-2 HIGHWAY COMMERCIAL
 - M-1 LIGHT INDUSTRIAL
 - M-2 HEAVY INDUSTRIAL
 - NORTHERN WATERFRONT REDEVELOPMENT AREA
 - SOUTHERN WATERFRONT REDEVELOPMENT AREA
 - BROADWAY/MAIN STREET REDEVELOPMENT AREA (BLOCKS CONTAINING DESIGNATED LOTS)
 - 10000 REDEVELOPMENT AREA
 - MEMORIAL MEDICAL CENTER REDEVELOPMENT AREA
 - ROUTE 35 SB REDEVELOPMENT AREA
 - ROUTE 35 NB REDEVELOPMENT AREA
 - RIPARIAN ZONE OVERLAY



CITY OF
SOUTH AMBOY
MIDDLESEX COUNTY, NEW JERSEY
ZONING MAP

PREPARED BY
AMS *amplanning inc*
CONSULTING ENGINEERS AND ARCHITECTS
211 NORTH AVENUE
SOUTH AMBOY, NJ 08859
PHONE: 732-329-1100
FAX: 732-329-1101

04/04/2004 - ADDED 10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100, 10101, 10102, 10103, 10104, 10105, 10106, 10107, 10108, 10109, 10110, 10111, 10112, 10113, 10114, 10115, 10116, 10117, 10118, 10119, 10120, 10121, 10122, 10123, 10124, 10125, 10126, 10127, 10128, 10129, 10130, 10131, 10132, 10133, 10134, 10135, 10136, 10137, 10138, 10139, 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Beacon Planning and Consulting Services, LLC
315 Route 34 - Suite 129
Colts Neck, New Jersey 07722

Beach Club District Redevelopment Area
City of South Amboy, New Jersey
Figure 5: Proposed Zoning - Beach Club District

APPENDIX 1

City Council Resolution adopted on November 12, 2014

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

RESOLUTION # 148-2014

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH
AMBOY REFERRING THE PROPOSED BEACH CLUB DISTRICT
REDEVELOPMENT PLAN TO THE CITY OF SOUTH AMBOY
PLANNING BOARD**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (the "Redevelopment Law"), specifically N.J.S.A. 40A:12A-7, the governing body of a municipality may direct the municipality's planning board to provide a recommendation and report in relation to adoption of a redevelopment plan, or an amendment thereto or revision thereof; and

WHEREAS, by resolution duly adopted on January 19, 2005, the City Council ("City Council") of the City of South Amboy (the "City") designated the properties now known as Block 161.02, Lots 25 and 90 and 6.02; Block 161.02, Lot 25.04; and Block 161.02, Lots 25.03 and 25.05 (the "Broadway/Main Street Properties") as an "area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, by ordinances duly adopted on May 15, 2002 and December 15, 2010, respectively, the City Council adopted and amended a redevelopment plan encompassing the Broadway/Main Street Properties (the "Broadway/Main Street Redevelopment Plan"); and

WHEREAS, by resolution duly adopted on August 23, 1989, the City Council designated the properties now known as Block 161.02, Lot 23 and part of Lot 20 (Deed Book 05281, Page 0440); Block 161.02, the remaining part of Lot 20, and part of Lot 20.01 (Deed Book 06203, Page 0824); and Block 161.02, Lots 24 and 24.01 (collectively, the "Southern Waterfront Properties"), together with other parcels, as an "area in need of redevelopment" pursuant to the redevelopment laws preceding the Redevelopment Law (the Southern Waterfront Properties and the Broadway/Main Street Properties are referred to herein as the "Properties"); and

WHEREAS, on September 15, 2004, by Ordinance No. 16-2004, the City Council adopted a restated redevelopment plan encompassing the Southern Waterfront Properties and incorporating several previous redevelopment plans and amendments (the "Southern Waterfront Redevelopment Plan" and, together with the Broadway/Main Street Redevelopment Plan, the "Redevelopment Plans"); and

WHEREAS, the Southern Waterfront Redevelopment Plan was amended by Ordinance No. 12-2007 to modify the permitted uses for Block 161.02, Lot 24; and

WHEREAS, the City designated the South Amboy Redevelopment Agency ("SARA") as the redevelopment entity responsible for implementing and carrying out the Redevelopment Plans pursuant to the Redevelopment Law; and

WHEREAS, on November 12, 2014, SARA adopted a resolution designating Manhattan Beach Club Street, LLC ("Manhattan Beach Club") as the redeveloper of the portion of the Properties consisting of the parcels designated as Block 161.02, Lots 6.02, 20, 20.01, 23, 24, 24.01, 25, 90 and a portion of 90.01 on the City's Tax Map (collectively, the "Beach Club District"); and

WHEREAS, on November 12, 2014, SARA and the City Council adopted resolutions authorizing the execution of a tri-party redevelopment agreement with Manhattan Beach Club in connection with the redevelopment of the Beach Club District; and

WHEREAS, in an effort to address current market and property conditions, and to allow for the redevelopment proposed by Manhattan Beach Club, the City desires to adopt a new redevelopment plan for the Beach Club District, which will replace the portions of the Redevelopment Plans that currently apply thereto; and

WHEREAS, Beacon Planning and Consulting Services, LLC prepared a redevelopment plan for the Beach Club District, entitled "The Beach Club District Redevelopment Plan, City of South Amboy, New Jersey", dated November 2014 (the "Beach Club District Redevelopment Plan"); and

WHEREAS, the City Council desires to authorize and direct the Planning Board to review the proposed Beach Club District Redevelopment Plan.

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

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Planning Board is authorized and directed to review the Beach Club District Redevelopment Plan and to advise the City Council of its findings in connection therewith in accordance with N.J.S.A. 40A:12A-7(e).
3. The City Clerk shall immediately forward a certified copy of this Resolution and the Beach Club District Redevelopment Plan to the Planning Board for review.
4. This Resolution shall take effect immediately.


 JOSEPH CONNORS
 Council President

Certified to be a true copy of a Resolution adopted by the Governing Body on November 12, 2014.


 LAURA KEMBLE-KALANTISIS
 Municipal Clerk

MOTION BY:

APPLEGATE	CONNORS	DATO	GROSS ✓	NOBLE
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SECONDED BY:

APPLEGATE	CONNORS	DATO ✓	GROSS	NOBLE
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VOTE:	YES	NO	ABSTAIN	ABSENT
APPLEGATE	///			
CONNORS	///			
DATO	///			
GROSS	///			
NOBLE	///			

APPENDIX 2

New Jersey State Plan Economic, Environmental and Demographic Designations

Economic Growth / Planning at

175 MAIN STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Economic Growth

Brownfield Sites	Not Applicable
Urban Enterprise Zones	Not Applicable
Innovation Zones	Not Applicable
Urban Aid Communities	Not Applicable
Areas in Need Of Redevelopment	Not Applicable
Areas in Need of Rehabilitation	Not Applicable
Municipal Revitalization Index Rank : 439	
Urban Coordinating Council Qualified Municipalities	Y
NJ Redevelopment Authority Eligible Municipalities	Yes
Main Street New Jersey Program Focus Areas	Not Applicable

Planning

Smart Growth Areas

Disclaimer: If your location is in a Smart Growth Area, please check the environmental category to look for specific constraints that might exist in this location.

Smart Growth Area : Y

Endorsed Plans	Not Applicable
Designated Centers	Not Applicable
Cores	Not Applicable
Nodes	Not Applicable
Critical Environmental Sites	Not Applicable
Historic and Cultural Sites	Not Applicable

Planning Areas

METROPOLITAN

CAFRA Area

Not Applicable

Pinelands Area

Not Applicable

Highlands Area

Not Applicable

Meadowlands District

Not Applicable

Sewer Service Areas

Wastewater Mgmt Plan : LR/Middlesex County

Type : SW

Facility name : Middlesex County UA

Wastewater Mgmt Plan agency : Middlesex BOCF

Transportation

Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Counties

MIDDLESEX

Environmental at

175 MAIN STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Land Use/Conservation

CAFRA Area	Not Applicable
Meadowlands District	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Well Head Protection Areas	Not Applicable

Land Use/Land Cover

Category : EXTRACTIVE MINING
General Category : BARREN LAND

Water/Wetlands

Category 1 Waters - 300 ft buffers	Not Applicable
Wetlands	Not Applicable

Contaminated Sites

Deed Notice Extents for Known Contaminated Sites	Not Applicable
Groundwater Contamination Extents - Known Sources	Not Applicable
Groundwater Contamination Extents - Unknown Sources	Not Applicable

Transportation

Public Use Airports (within 10 miles)

Airport Name Linden Airport

Counties **MIDDLESEX**

Work Force / Demographic at

175 MAIN STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Work Force

Total Labor Force (per sq mile)	2721
Labor Force Unemployed	8.4%
Total Number of Local Employers / Establishments Covered by Unemployment Insurance	328
Total Employment by Local Employers / Establishments Covered by Unemployment Insurance	2909
Average Annual Wages	\$34785

Demographics

Population (per sq mile)	5577
High School Graduation Rates	83.9%
College Graduation Rates	13.7%
Per Capita Income	\$26075
Residential Housing Units Authorized by Building Permits	42
Congressional Districts	District 6
Legislative Districts	District 19

Transportation

Public Use Airports (within 10 miles)
Airport Name : Linden Airport

Economic Growth / Planning at

139 SOUTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force Development) to determine all possible constraints that might exist in or near your particular location.



Economic Growth

Brownfield Sites	
Urban Enterprise Zones	Not Applicable
Innovation Zones	Not Applicable
Urban Aid Communities	Not Applicable
Areas in Need Of Redevelopment	Yes
Areas in Need of Rehabilitation	Not Applicable
Municipal Revitalization Index Rank : 439	
Urban Coordinating Council Qualified Municipalities	Y
NJ Redevelopment Authority Eligible Municipalities	Yes
Main Street New Jersey Program Focus Areas	Not Applicable

Planning

Smart Growth Areas

Disclaimer: If your location is in a Smart Growth Area, please check the environmental category to look for specific constraints that might exist in this location.

Smart Growth Area : Y

Endorsed Plans	Not Applicable
Designated Centers	Not Applicable
Cores	Not Applicable
Nodes	Not Applicable
Critical Environmental Sites	Not Applicable
Historic and Cultural Sites	Not Applicable

Planning Areas

METROPOLITAN

CAFRA Area

Not Applicable

Pinelands Area

Not Applicable

Highlands Area

Not Applicable

Meadowlands District

Not Applicable

Sewer Service Areas

Wastewater Mgmt Plan : LR/Middlesex County

Type : SW

Facility name : Middlesex County UA

Wastewater Mgmt Plan agency : Middlesex BOCF

Transportation

Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Counties

MIDDLESEX

Environmental at

139 SOUTH ROSEWELL STREET SOUTH AMBDY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic, Growth Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Land Use/Conservation

CAFRA Area	Not Applicable
Meadowlands District	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Well Head Protection Areas	Not Applicable
Land Use/Land Cover	
Category : HERBACEOUS WETLANDS	
General Category : WETLANDS	

Water/Wetlands

Category 1 Waters - 300 ft buffers	Not Applicable
Wetlands	
Wetland type : DISTURBED WETLANDS (MODIFIED)	
Wetland type : SALINE MARSH (HIGH MARSH)	
Wetland type : MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE	
Wetland type : HERBACEOUS WETLANDS	

Contaminated Sites

Dead Notice Extents for Known Contaminated Sites	Not Applicable
Groundwater Contamination Extents - Known Sources	Not Applicable
Groundwater Contamination Extents - Unknown Sources	Not Applicable

Transportation

Public Use Airports (within 10 miles)	
Airport Name : Linden Airport	

Work Force / Demographic at

139 SOUTH ROSEWELL STREET SOUTH AMBOY NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Work Force

Total Labor Force (per sq mile)	2721
Labor Force Unemployed	8.4%
Total Number of Local Employers / Establishments Covered by Unemployment Insurance	328
Total Employment by Local Employers / Establishments Covered by Unemployment Insurance	2909
Average Annual Wages	\$34785

Demographics

Population (per sq mile)	5577
High School Graduation Rates	83.9%
College Graduation Rates	13.7%
Per Capita Income	\$26075
Residential Housing Units Authorized by Building Permits	42
Congressional Districts	District 6
Legislative Districts	District 19

Transportation

Public Use Airports (within 10 miles)
Airport Name : Linden Airport

Economic Growth / Planning at

100 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth, Planning and Work Force Demographic) to determine all possible constraints that might exist in or near your particular location.



Economic Growth

Brownfield Sites

Urban Enterprise Zones Not Applicable

Innovation Zones Not Applicable

Urban Aid Communities Not Applicable

Areas in Need Of Redevelopment Not Applicable

Areas in Need of Rehabilitation Not Applicable

Municipal Revitalization Index

Rank : 439

Urban Coordinating Council Qualified Municipalities Y

NJ Redevelopment Authority Eligible Municipalities Yes

Main Street New Jersey Program Focus Areas Not Applicable

Planning

Smart Growth Areas

Disclaimer: If your location is in a Smart Growth Area, please check the environmental category to look for specific constraints that might exist in this location.

Smart Growth Area : Y

Endorsed Plans Not Applicable

Designated Centers Not Applicable

Cores Not Applicable

Nodes Not Applicable

Critical Environmental Sites Not Applicable

Historic and Cultural Sites Not Applicable

Planning Areas

METROPOLITAN

CAFRA Area

Not Applicable

Pinelands Area

Not Applicable

Highlands Area

Not Applicable

Meadowlands District

Not Applicable

Sewer Service Areas

Wastewater Mgmt Plan : LR/Middlesex County

Type : SW

Facility name : Middlesex County UA

Wastewater Mgmt Plan agency : Middlesex BOCF

Transportation

Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Counties

MIDDLESEX

Environmental at

108 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth, Planning and Work Force, Demographic) to determine all possible constraints that might exist in or near your particular location.



Land Use/Conservation

CAFRA Area	Not Applicable
Meadowlands District	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Well Head Protection Areas	Not Applicable
Land Use/Land Cover	
Category : OTHER URBAN OR BUILT-UP LAND	
General Category : URBAN	

Water/Wetlands

Category 1 Waters - 300 ft buffers	Not Applicable
Wetlands	Not Applicable

Contaminated Sites

Dead Notice Extents for Known Contaminated Sites	Not Applicable
Groundwater Contamination Extents - Known Sources	Not Applicable
Groundwater Contamination Extents - Unknown Sources	Not Applicable

Transportation

Public Use Airports (within 10 miles)	
Airport Name : Linden Airport	
Counties	MIDDLESEX

Work Force / Demographic at

108 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Work Force

Total Labor Force (per sq mile)	2721
Labor Force Unemployed	8.4%
Total Number of Local Employers / Establishments Covered by Unemployment Insurance	328
Total Employment by Local Employers / Establishments Covered by Unemployment Insurance	2909
Average Annual Wages	\$34785

Demographics

Population (per sq mile)	5577
High School Graduation Rates	83.9%
College Graduation Rates	13.7%
Per Capita Income	\$26075
Residential Housing Units Authorized by Building Permits	42
Congressional Districts	District 6
Legislative Districts	District 19

Transportation

Public Use Airports (within 10 miles)
Airport Name : Linden Airport

Report for address: 175 MAIN STREET SOUTH AMBOY, NJ 08879



HMFA Program Eligibility							
CHOICE Area	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) List	Transit Village (TV)	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.

Programs

Eligibility

HMFA Programs for Developers

You are eligible to apply for Low Income Housing Tax Credits. Please reference the most current QAP for guidance, on the [QAP](#) web site.

Low Income Housing Tax Credits

You are in a Smart Growth Area. Please reference the most current QAP for guidance, on the [QAP](#) web site.

You are in a Transit Village.

For more information please [email](#) or call 609.278.7629 or visit this program's [website](#).

You are NOT located in a CHOICE eligible area.

CHOICE

For more information please call 609-278-8829, [email](#) or visit this program's [website](#).

You may be eligible for lending for multifamily rental housing construction and/or permanent loans.

Multifamily Programs

For more information please [email](#) or call 609-278-7526 or visit this program's [website](#).

HMFA Programs for Homebuyers

[First Time Homebuyer Program](#)

You may be eligible for the first-time homebuyer mortgage program if you have not owned a home in the last three (3) years. Please contact the HMFA Single Family division at 1-800-NJ-HOUSE (654-6873) for more information.

[Smart Start Program](#)

You are in a Smart Growth Area. If you are a first time or Urban Target Area homebuyer, you may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.

Homebuyer Programs

[Live Where You Work Program](#)

If you are a first time or Urban Target Area homebuyer, you may be eligible for the Live Where You Work program if you are also employed in the town where you are purchasing a home. You may be eligible for a low interest mortgage, more flexible underwriting and down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage.

10/28/2014

HMFA Program Eligibility and Census Report

	2007	2008	2009	2010
Median Household Income (\$)	38,794	38,932	41,507	42,015
Median Family Income (\$)	34,773	35,583	38,175	37,523
% Population Below Poverty	13.6%	13.4	9	7.5
% Family Below Poverty	7.2	7.2	10.2	5.9
HOUSING DATA (UNITS)				
Total Housing Units	4,3	12,775	13,182	20,117
% Owner Occupied Units	75.2	35.1	32	31.3
% Owner Occupied Units	3,238	4,481	4,212	6,333
% Vacant	6	5.8	6.6	5.9
% Population with Mortgage	21	45.2	55.3	71.2
Median Rent (\$)	128.3	121.2	119.7	120.7

Source: American Community Survey, Census Bureau, 2007 - 2010
 See ACS Data Guidance for further information and margin-of-error values

Report for address: 108 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879



HMFA Program Eligibility							
CHOICE Area	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) <i>Yes</i>	Transit Village (TV)	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.

Programs

Eligibility

HMFA Programs for Developers

You are eligible to apply for Low Income Housing Tax Credits. Please reference the most current QAP for guidance, on the [QAP](#) web site.

Low Income Housing Tax Credits

You are in a Smart Growth Area. Please reference the most current QAP for guidance, on the [QAP](#) web site.

You are in a Transit Village.

For more information please [email](#) or call 609.278.7629 or visit this program's [website](#)

You are NOT located in a CHOICE eligible area.

CHOICE

For more information please call 609-278-8829, [email](#) or visit this program's [website](#)

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Multifamily Programs

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HMFA Programs for Homebuyers

First Time Homebuyer Program

You may be eligible for the first-time homebuyer mortgage program if you have not owned a home in the last three (3) years. Please contact the HMFA Single Family division at 1-800-NJ-HOUSE (654-6873) for more information.

Smart Start Program

You are in a Smart Growth Area. If you are a first time or Urban Target Area homebuyer, you may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.

Homebuyer Programs

Live Where You Work Program

If you are a first time or Urban Target Area homebuyer, you may be eligible for the Live Where You Work program if you are also employed in the town where you are purchasing a home. You may be eligible for a low interest mortgage, more flexible underwriting and down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage.

10/28/2014

HMFA Program Eligibility and Census Report

For more information please call 1-800-NJ-House (654-6873) or visit this program's [website](#).

More information regarding the program or for developmental assistance contact the local office. Informational materials are available on the HMFA [website](#).

Census Data Results for 2010				
County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (113th):	6			
Legislative District (2012):	19			
Census Tract #:	75			
Census Block Group #:	1			
	Census Block Group# (1)	Census Tract# (75)	Municipality (South Amboy city)	County (Middlesex County)
POPULATION AND DEMOGRAPHICS				
Total Population	1348	3276	8502	79882
# Families	292	773	2114	199920
% Population (18+yrs)	74.3	78	80	76.9
% Unemployed	No data	6.6	6.9	7.1
% Commuting to work	No data	95.1	96.3	96.8
HOUSING CHARACTERISTICS				
Total Housing Units	141	1337	3117	33637
% Owner Occupied Units	55	29165776	3576	5143
% Renter Occupied Units	45.35	43287745	61.39	61.51
% Vacant	14.35	6697715	3.2	3.25
% Transient (Hotel/Motel)	93.81	5335197	62.71	71.39
% Mobile Housing (RV)	1.17	1339	1976	1217
% Mobile Home (FH)	99.2	327	767	855

Census Data Results for 2010

County: Middlesex County
 Municipality: South Amboy city
 Congressional District (113th): 6
 Legislative District (2012): 19
 Census Tract #: 75
 Census Block Group #: 1

	Census Block Group# (1)	Census Tract# (75)	Municipality (South Amboy city)	County (Middlesex County)
SOCIAL CHARACTERISTICS				
Total Population	1348	3276	8502	79882
# Families	292	773	2114	199920
% Population (18+yrs)	74.3	78	80	76.9
% Unemployed	No data	6.6	6.9	7.1
% Commuting to work	No data	95.1	96.3	96.8

10/28/2014

HMFA Program Eligibility and Census Report

ECONOMIC CHARACTERISTICS				
Median Household Income (\$)	58491	58853	61566	77615
Median Family Income (\$)	58793	69583	80815	91543
% Population Below Poverty	No data	6.4	9	7.4
% Families Below Poverty	7.9	5.3	10.2	4.9
HOUSING CHARACTERISTICS				
Total Housing Units	463	1277	3582	292495
% Renter Occupied Units	56.4	33.1	32	31.3
% Owner Occupied Units	37.6	61	61.3	63.5
% Vacant	6	5.9	6.6	5.2
% Homeowners with Mortgage	81	69.2	66.3	71.8
Median Rent (\$)	1263	1219	1107	1187

Data Source: American Community Survey 5-year estimates, 2005 - 2010
 See ACS Data Guidance for further information and margin-of-error values

Report for address: 139 SOUTH ROSEWELL STREET SOUTH AMBOY, NJ 08879



CHOICE Area	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) <i>Yes</i>	Transit Village * (TV)	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.

Programs

Eligibility

HMFA Programs for Developers

You are eligible to apply for Low Income Housing Tax Credits. Please reference the most current QAP for guidance, on the **QAP** web site.

Low Income Housing Tax Credits

You are in a Smart Growth Area. Please reference the most current QAP for guidance, on the **QAP** web site.

You are in a Transit Village.

For more information please [email](#) or call 609.278.7629 or visit this program's [website](#)

You are NOT located in a CHOICE eligible area.

CHOICE

For more information please call 609-278-8829, [email](#) or visit this program's [website](#).

You may be eligible for lending for multifamily rental housing construction and/or permanent loans.

Multifamily Programs

For more information please [email](#) or call 609-278-7526 or visit this program's [website](#)

HMFA Programs for Homebuyers

First Time Homebuyer Program

You may be eligible for the first-time homebuyer mortgage program if you have not owned a home in the last three (3) years. Please contact the HMFA Single Family division at 1-800-NJ-HOUSE (654-6873) for more information.

Smart Start Program

You are in a Smart Growth Area. If you are a first time or Urban Target Area homebuyer, you may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.

Homebuyer Programs

Live Where You Work Program

If you are a first time or Urban Target Area homebuyer, you may be eligible for the Live Where You Work program if you are also employed in the town where you are purchasing a home. You may be eligible for a low interest mortgage, more flexible underwriting and down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage.

10/28/2014

HMFA Program Eligibility and Census Report

For more information please call 1-800-NJ-House (654-6873) or visit this program's [website](#).

More information regarding the HMFA program can be found on the program's website. [website](#)

Census Data Results for 2010

County	Middlesex County			
Municipality	South Amboy city			
Congressional District (113th):	6			
Legislative District (2012):	19			
Census Tract #:	76			
Census Block Group #:	3			
	Census Block Group# (3)	Census Tract# (76)	Municipality (South Amboy city)	County (Middlesex County)
Total Population	1615	5226	8502	798882
# Families	433	1341	2114	199920
% Population (18+ yrs)	80.3	81.2	80	76.9
% Unemployed	No data	7.1	6.9	7.1
% Commuting to work	No data	97	96.3	96.8

Census Data Results for 2010

	Middlesex County			
	South Amboy city			
Municipality:	South Amboy city			
Congressional District (113th):	6			
Legislative District (2012):	19			
Census Tract #:	76			
Census Block Group #:	3			
	Census Block Group# (3)	Census Tract# (76)	Municipality (South Amboy city)	County (Middlesex County)

SOCIAL CHARACTERISTICS

Total Population	1615	5226	8502	798882
# Families	433	1341	2114	199920
% Population (18+ yrs)	80.3	81.2	80	76.9
% Unemployed	No data	7.1	6.9	7.1
% Commuting to work	No data	97	96.3	96.8

10/28/2014

HMFA Program Eligibility and Census Report

ECONOMIC CHARACTERISTICS				
Median Household Income (\$)	58500	66550	61566	77615
Median Family Income (\$)	59375	87660	80815	91543
% Population Below Poverty	No data	10.6	9	7.4
% Families Below Poverty	23.3	13	10.2	4.9
HOUSING CHARACTERISTICS				
Total Housing Units	696	2305	3582	292495
% Renter Occupied Units	36.2	31.5	32	31.3
% Owner Occupied Units	56	61.5	61.3	63.5
% Vacant	7.8	7	6.6	5.2
% Homeowners with Mortgage	71.8	64.7	66.3	71.8
Median Rent (\$)	1156	1041	1107	1187

Data Source: American Community Survey 5-year estimates, 2005 - 2010
[See ACS Data Guidance for further information and percent-of-total values](#)

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

ORDINANCE NO. 2025-16

**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 –HANDICAP SPACE 233
CATHERINE STREET AND 375 CONOVER**

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
Catherine Street	Sign to be placed 424 feet from the curb line of Catherine Street and South Broadway in front of the residence at 233 Street.
Conover Street	Sign to be placed 350 feet from the curb line of Conover Street and Ridgeway Avenue in front of the residence at 375 Conover Street.

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.

Katie Rose Walenty
Acting Municipal Clerk

Introduced on First Reading: September 17, 2025
First Publication: September 22, 2025
Approved on Final Reading: October 15, 2025
Final Publication: October 20, 2025

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

ORDINANCE NO. 2025-17

**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 – REMOVE 108 DAVID
STREET AND ADD 248 HENRY STREET**

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

Remove the Following: 108 Henry Street

Add the Following:

NAME OF STREET

LOCATION

Henry Street

Sign to be placed 294 feet from the curb line of Henry Street and South Stevens Avenue in front of the residence at 248 Henry Street.

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.

Katie Rose Walenty
Acting Municipal Clerk

Introduced on First Reading: October 15, 2025
First Publication: October 20, 2025
Approved on Final Reading: November 24, 2025
Final Publication: November 30, 2025