

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION # 23-2007

**A RESOLUTION APPROVING FINAL MAJOR SITE PLAN WITH BULK VARIANCES
AND SUBDIVISION TO SOUTH AMBOY RENAISSANCE CORPORATION**

WHEREAS, on April 18, 2006, at a duly advertised Special Meeting of the Planning Board of the City of South Amboy, the South Amboy Renaissance Corporation ("Applicant") presented an application for a Preliminary Major Site Plan Approval, which was granted by way of Resolution and Certification, dated April 26, 2006, and

WHEREAS, on February 26, 2007, the Applicant presented an Application for Final Major Site Plan Approval and a Subdivision of Block 25, Lot 2 into 2 Lots (the "Application"); and

WHEREAS, said Applicant, a 501(c)(3) non-profit corporation, was represented by Robert F. Dato, Esquire; and

WHEREAS, the Application was for an approval of a senior citizen, affordable housing complex on property known as Block 25, Lot 2, Gordon Street, in the City of South Amboy to be known as Robert Nobel Manor; and

WHEREAS, the following Findings of Fact were made:

FINDINGS OF FACT

1. The Applicant seeks to obtain Final Approval to develop a parcel of property consisting of approximately 2.11 plus or minus acres of vacant land, fronting Gordon Street and adjacent to the existing South Amboy Housing Authority complex known as McCarthy Towers.
2. The parcel is currently owned by the City of South Amboy, having been conveyed to same by the South Amboy Housing Authority for the development of senior citizen, affordable housing.

3. The Applicant, as of the date of the Application, continues to finalize the acquisition of said parcel from the City of South Amboy for the sum of \$1.00.
4. That the Applicant proposes to secure final approval to construct four (4) structures of four (4) level, interconnected housing, so as to provide forty (40), one (1) bedroom residential units. The occupancy of said units will be restricted senior citizens, with such restriction to be implemented by Deed Restriction in the case of for sale units or by lease provisions in the case of rental units.
5. That a Final Major Site Plan, as prepared by French & Parrello, Applicant's Engineers, dated January 25, 2007, was submitted and considered by the Board, which Plan consisted of the following sheets:

| | | | |
|-----|---|--|---------|
| 1. | Cover Sheet | | |
| 2. | Overall Plan | | 1/25/07 |
| 3. | Site Plan | | 1/25/07 |
| 4. | Storm Sewer Profiles | | 1/25/07 |
| 5. | Landscape Plan | | 1/25/07 |
| 6. | Landscape Notes & Details | | 1/25/07 |
| 7. | Lighting Plan and Details | | 1/25/07 |
| 8. | Soil Erosion & Sediment Control Plan | | 1/25/07 |
| 9. | Soil Erosion & Sediment Control Details | | 1/25/07 |
| 10. | Construction Details | | 1/25/07 |
| 11. | Construction Details I | | 1/25/07 |
| 12. | Construction Details | | 1/25/07 |
| 13. | Proposed Minor Subdivision Map | | 1/25/07 |
6. That Drew French, the Applicant's Engineer, was sworn and testified as to the differences between the Preliminary Site Plan and the Final Site Plan.
7. That the subject property is in an RM Multi-Level Zone, and therefore, the project is a permitted use, as set forth in the prior Resolution of this Board when the Preliminary Site Plan was approved.
8. That Mr. French testified as to the distinctions between the Preliminary Site Plan and the Final Site Plan and represented on the record that all of the conditions and requirements set forth in the report of AJV Engineering, Inc., dated February 23, 2007 would be satisfied. A copy of said Report is marked Schedule A and is attached to this Resolution. This Resolution incorporates all of the comments and recommendations of AJV Engineering, Inc. report of February 23, 2007, which, as a condition of approval, must be adhered to.

Based upon the above Findings of Fact, the Board Concludes as follows:

CONCLUSION

1. That the Final Major Site Plan as submitted and made part of the record, is herein approved subject to the conditions set forth in the AJV Engineering, Inc. report of February 23, 2007 and the conditions set forth on the record.
2. That the Minor Subdivision as submitted and made part of the record, is herein approved subject to the conditions set forth in the AJV Engineering, Inc. report of February 23, 2007 and the conditions set forth on the record.

NOW, THEREFORE, BE IT RESOLVED that the Application for a Final Major Site Plan and Bulk Variances, Parking Variance and Subdivision are herein granted subject to the following conditions:

1. Applicant shall comply with the terms of the AJV Engineering, Inc. reports of February 23, 2007 and March 27, 2007.
2. That any revisions of the Plans and Exhibits be submitted in accordance with the comments of said City Engineer, as set forth in the AJV Engineering, Inc. report of February 23, 2007..
3. That the Applicant submit copies of Application Approvals of any other Governmental Agencies having jurisdiction over this Site including the County of Middlesex, Freehold Soil Conservation District and the Department of Environmental Protection, if necessary. The Board shall not sign the Applicant's Plans as the approved plans until after receipt of approval from the Freehold Soil Conservation District.
4. Applicant shall publish a brief notice of determination in an official newspaper of the City within 20 days of receipt of a copy of this Resolution from the Planning Board Secretary. Applicant shall furnish to the Board an Affidavit of Publication by said newspaper.
5. Applicant shall prepare a deed to perfect minor subdivision approval pursuant to N.J.S.A. 40:55D-47 (d) for signature by the Board Chairman and Secretary. The said deed shall be reviewed by the Board Planner and Board Attorney prior to execution on behalf of the Board.
6. That this Approval is specifically subject to the City of South Amboy conveying the subject property to the Applicant
7. That the vacation of Tompkin Street be perfected or re-perfected.
8. That all outstanding taxes, application, and escrow fees be paid in full.

The above memorialization is the result of a Motion duly made and seconded on the 26th day of February, 2007, on the following vote: Those in favor:

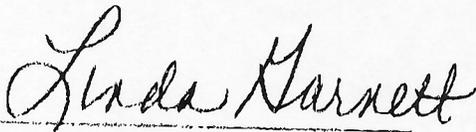
Opposed: None.

Abstained: None.

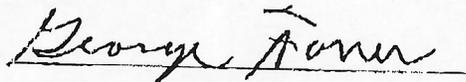
Not Voting/ Not participating: Zusette Dato

ATTEST:

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY



LINDA GARNETT, Secretary



GEORGE FORRER, Chairman