

Approved: 6/24/2026
Memorialized: 6/24/2026

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB 10-26
Application Number 472-26

Resolution granting Minor Subdivision Approval

**Block 161.02, Lots 20,23,24 and 24.01
Rosewell Street
City of South Amboy
Beach Club District Redevelopment Area
Manhattan Beach Phase 1 Urban Renewal, LLC**

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance the within application has been submitted to the City of South Amboy Planning Board (the "Board") by FBT Gibbons LLP (A.J. Morgenstern, Esq., appearing) attorneys for Manhattan Beach Phase 1 Urban Renewal, LLC (the "Applicant") for Minor Subdivision Approval for parcels presently known as Block 161.02, Lots 20, 23, 24, and 24.01 on the Tax Map of the City of South Amboy, fronting along Rosewell Street in the Beach Club District Redevelopment Area; and

WHEREAS, the application reviewed by the Board consisted of those plans and documents as identified in the completeness report prepared by Jason C. Valetutto, P.E., P.P. the consultant to the Board dated June 18, 2026; and

WHEREAS, the application was certified as complete and a public hearing with respect to the Application was held by the Board on June 24, 2026, as per public notice and personal notice pursuant to NJSA 40:55D-12; and

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

Description of Report

Date of Report

Planning Report AJV Engineering Inc.

June 18, 2026

WHEREAS, the Board, after carefully considering the evidence presented to it by or on behalf of the Applicant and upon the advice and recommendations of the advisory municipal personnel, and consultants (including, without limitation, those set forth in the aforesaid Planning Report), makes the following findings of facts:

FINDINGS OF FACT

1. Mr. Morgenstern, Esq. Attorney for Applicant, introduced the application and represented that the Board had previously granted Preliminary and Final Major Site Plan Approval for the development of the parcels with 196 stacked townhomes across the site, and now seeks to create three lots – two for residential development, and the last for conservation and wetlands areas.
2. Mr. Morgenstern produced Mr. Thomas J. Muller, P.E., who was sworn in and qualified as a licensed Professional Engineer in the State of New Jersey.
3. Mr. Muller then testified as follows:
 - a. Mr. Muller was the supervising engineer on this proposal and familiar with the project as he was on the original application in 2021.
 - b. The site has frontage on Rosewell Street, John T. O’Leary Boulevard, and Raritan Reach Road.
 - c. The site is approximately fifty-four acres in size with only about 28% actually in the upland area outside of the Raritan Bay.
 - d. The majority of the property overlaps Raritan Bay.
 - e. The Property is zoned Beach Club District, under the Beach Club Redevelopment Plan most recently amended on July 22, 2025.
 - f. Mr. Muller acknowledged receipt of the report of AJV Engineering Inc dated June 18, 2026.
 - g. The present application is for Minor Subdivision Approval for delineating the existing four lots into three in order to advance the development of property into a residential development that will consist of 18 stacked townhouses with a total of 196 residential units with public access walkways which will connect with other developments along the shoreline. No relief is necessary from the terms of the Plan.
4. The Board, on motion made, seconded, and approved, opened the hearing to the public.
 - a. The following individuals testified: none
11. The Board on motion made, seconded and approved the hearing was closed to the public.

CONCLUSIONS

The Board makes the following conclusions:

- i. The site has frontage on Rosewell Street, John T. O'Leary Boulevard, and Raritan Reach Road.
- ii. The site is approximately fifty-four acres in size.
- iii. There are wetlands and associated buffers, as well as significant areas of the parcel that cannot be developed and will have conservation restrictions in place.
- iv. The present application is for Minor Subdivision Approval for creating three lots from the existing four lots, in order to advance the development of property into a residential development that will consist of 18 stacked townhouses with a total of 196 residential units with public access walkways which will connect with other developments along the shoreline.
- v. The project complies with the Redevelopment Plan in that it furthers the goals in the plan by revitalizing underutilized waterfront properties and advancing residential development. No relief is necessary.
- vi. No further subdivision of the parcel containing wetlands and associated buffers permitted.

NOW, THEREFORE, BE IT RESOLVED, that the City of South Amboy Planning Board hereby **grants** Application #472-26 for Minor Subdivision Approval in order to advance and add permit the construction on Block 161.02 Lots 20, 23, 24, and 24.01 of 18 stacked townhouses with a total of 196 residential units on the Tax Map of the City of South Amboy, Rosewell Street, in the Beach Club District Redevelopment Area; and

1. Compliance with recommendations set forth in the Planning Report of AJV Engineering, Inc dated June 18, 2026.
2. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Minor Subdivision Approval.
3. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on June 24, 2026.
4. Compliance with all requirements of the South Amboy Redevelopment Agency.
5. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.

6. Payment of all sums now and/or hereafter due for application fees and/or escrows.
7. Counsel for the Board shall publish a brief notice of this determination in an official newspaper of the City of South Amboy within twenty (20) days of the date of this Resolution.
8. Prior to the commencement of any site work, all professional escrow fees due the Board Planning Consultant and Planning Board Attorney shall be paid in full.

THIS IS TO CERTIFY that the foregoing is a true copy of the Resolution adopted by the Planning Board of the City of South Amboy at its public meeting held on June 24, 2026.

Katie Rose Walenty

Katie Rose Walenty, Planning Board Secretary