

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB- 7-26
Application Number 457-25

**Resolution pursuant to N.J.S.A. 40-55D-52 granting
an extension of Final Subdivision Approval.**

**Block 142, Lot 8
Fox Houses L.L.C.
435 Wilmont Street**

WHEREAS, pursuant to the applicable provisions of the City of South Amboy Land Use Ordinance and Municipal Land Use Law, the within Application for an Extension of Final Subdivision Approval has been submitted to the City of South Amboy Planning Board (the “Board”) by David Himelman, Esq., counsel for Fox Houses LLC, (the “Applicant”), as to premises located at 435 Wilmont Street, also known as Block 142, Lot 8, located on the Tax Map of the City of South Amboy (the “Application”); and

WHEREAS, the Application reviewed by the Board consisted of correspondence from the Applicant’s attorney dated March 23, 2026 (the “Request”), and

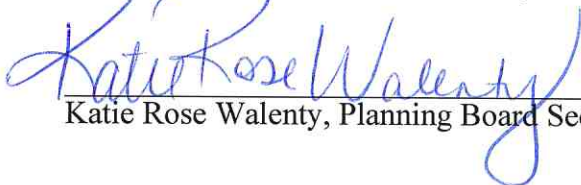
WHEREAS, Final Subdivision Approval was granted by this Board on July 30, 2025, by Resolution PB-10-25; and

WHEREAS, based upon the reasons set forth in Applicant’s Request, there is justification and sufficient cause to grant Applicant’s request for Relief.

NOW, THEREFORE, BE IT RESOLVED, that the City of South Amboy Planning Board grants Application Number 457-25, for an Extension of Final Subdivision Approval for a one-year period to July 30, 2026, with the following conditions:

- a. Compliance with all conditions of Final Subdivision Approval, as set forth in the Planning Board’s Resolution of approval dated July 30, 2025; and
- b. All professional escrow fees due to 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 May 27, 2026.


Katie Rose Walenty, Planning Board Secretary