

Approved: 3/25/2026
Memorialized: 5/27/2026

CITY OF SOUTH AMBOY PLANNING BOARD

RESOLUTION PB-8-26
Application Number 470-26

**Resolution granting Preliminary and Final Major Site Plan approval with Waivers
required for Maximum Fence Height**

**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 (Cameron W. MacLeod , Esq. appearing) attorneys for Manhattan Beach Phase 1 Urban Renewal, LLC (the “Applicant”) for Preliminary and Final Major Site Plan approval with Waivers for Maximum Fence Height Front Yard, and Maximum Fence Height Side/Rear Yard to permit the construction of 196 stacked townhouse units contained within 18 buildings proposed for development on properties known as Block 161.02 Lots 20, 23, 24, and 24.01 on the Tax Map of the City of South Amboy, 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 March 19, 2026; and

WHEREAS, the application was certified as complete and a public hearing with respect to the Application was held by the Board on March 25, 2026, as per public notice and personal notice pursuant to NJSA 40:55D-12; and

WHEREAS, the Applicant required Waivers from the Redevelopment Plan standards as follows:

Waivers Required

	Requirement	Proposed
Maximum Fence Height Front Yard	4’	4.87’
Maximum Fence	6’	14.2’

Height Side/Rear Yard		
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WHEREAS, at the public hearing, the following reports were entered into the record:

Description of Report

Date of Report

Engineering Report, Mark J. Rasimowicz
Planning Report AJV Engineering Inc.

March 19, 2026
March 19, 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. Cameron W. MacLeod, Esq. Attorney for Applicant, marked as Exhibit A-1 of the colored Overall Site Plan Rendering, dated March 25, 2026.
2. Mr. MacLeod represented that approximately 5 years ago the site was approved for three multi-family buildings, but a new application has been submitted with 196 residential units which are conforming under the applicable Redevelopment Plan standards and consists of two and three-bedroom units
3. Mr. MacLeod then produced Mr. Thomas J. Muller, P.E., who was sworn in and qualified as a licensed Professional Engineer in the State of New Jersey.
4. Mr. Muller then testified as follows:
 - a. Mr. Muller was the supervising engineer on this proposal and familiar with the project as he was the engineer on the original application in 2021.
 - b. Mr. Muller presented two (2) exhibits for clarification.
Exhibit A-2 an aerial map dated March 25, 2026 a colorized aerial image of the premises in question, in yellow and the 200-foot buffer very much consistent with the 2021 presentation and Exhibit A-1 previously marked.
 - c. The site has frontage on Rosewell Street, John T. O'Leary Boulevard, and Raritan Reach Road.
 - d. The site is approximately fifty-four acres in size with only about 28% actually in the upland area outside of the Raritan Bay.

- e. The majority of the property overlaps Raritan Bay.
 - f. The Property is zoned Beach Club District, under the Beach Club Redevelopment Zone most recently amended on September 16, 2025.
 - g. The site has been undeveloped for the last fifteen years and now is poorly maintained and overgrown.
 - h. The site is subject to environmental remediation required by the NJDEP and supervised by an LSRP including ground water contamination.
 - i. Mr. Muller described the surrounding uses which have not materially changed.
 - j. Mr. Muller acknowledged receipt of the report of AJV Engineering Inc dated March 19, 2026, and the report of Mark J. Rasimowicz, City Engineer dated March 19, 2026
 - k. The present application is for Preliminary and Final Major Site Plan Approval for 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. Both height and coverage have been reduced from the prior approval, as well as impervious coverage.
 - l. Parking has been designed and is consistent with RSIS and development standards.
5. Mr. MacLeod then produced Mr. Corey Chase, P.E., who was sworn in and qualified as a Licensed Professional Engineer in the State of New Jersey specializing in the area of traffic engineering.
6. Mr. Chase testified as follows:
- a. He prepared an amended report for this application dated October 30, 2025, which contained updated traffic counts. These were largely consistent with the 2021 counts.
 - b. The present project represents a reduction in overall traffic.
 - c. He has visited the site and the surrounding area and is familiar with the roadway network and site.
 - d. His report addresses traffic and trip generation as well as parking and overall circulation.
 - e. All relevant data was utilized including trip generation, traffic volume, ferry service, train station, etc.
7. Mr. MacLeod then produced Mr. Will Soltesz, who was sworn and accepted as a Licensed Architect in the State of New Jersey.

8. Mr. Soltesz testified as follows:

- a. He is an in-house architect with Pulte. He visited the site and surrounding areas and reviewed the Redevelopment Plan for the site.
- b. Mr. Soltesz described the floor plan for each floor and the option for a 3rd bedroom and then provided a description of the exterior finishes.
- c. The project is less intense than permitted.
- d. Mr. Soltesz was questioned by the Board members.

9. Mr. MacLeod, then produced Mr. Fran Reiner, who was sworn in and accepted as a Licensed Professional Planner in the State of New Jersey and testified as follows:

- a. He reviewed the Master Plan and the Redevelopment Plan covering the site.
- b. The proposed application is consistent with the goals and objectives of the Redevelopment Plan.
- c. Two Waivers are required for fence height on the front and side/rear yards.

10. The Board, on motion made, seconded, and approved, opened the hearing to the public.

a. The following individuals testified:

Kristen Mroz, 1000 Schindler
Ted Feldman, Raritan Reach Road
Jorge Gonzalez-Gomez, Raritan Reach Road
Peter Matschulat 16 Spinnaker Drive
Brandon Russell, Fourth street
Alan Ng – 105 Augusta
Louis Cruz 1000 Schindler drive

11. The Board on motion made, seconded and approved the hearing was closed to the public.

CONCLUSIONS

The Board makes the following conclusions:

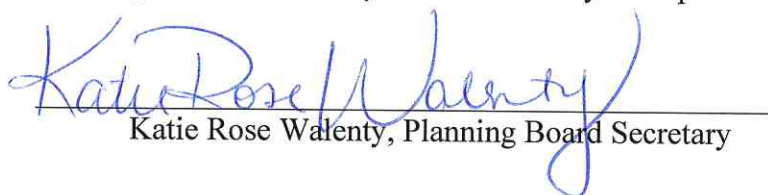
- i. The site has frontage on Rosewell Street, John T. O’Leary Boulevard, and Raritan Reach Road.
- ii. The site is approximately fifty-four acres in size.

- iii. The site has been undeveloped for the last fifteen years and now is poorly maintained and overgrown.
- iv. There are wetlands and associated buffers.
- v. The present application is for Preliminary and Final Major Site Plan Approval for development of property into a residential development that will consist of 18 stacked townhouse buildings with a total of 196 residential units with public access walkways which will connect with other developments along the shoreline.
- vi. The result of the traffic investigation indicated that, with a conservative assessment and not taking into consideration any credit for potential transit utilization by future tenants, there are no detrimental impacts on the adjacent roadway network. All existing intersections immediately adjacent to the site will operate within acceptable levels of service.
- vii. 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.
- viii. The project is less intense than that permitted for the subject property.
- ix. The Waivers requested deal with fence height and are identified on Exhibit A-3 outlined in green and red and were described in testimony by Mr. Muller.
- x. The purposes of zoning would be advanced by enhancement of visual environment and encouraging positive use of space.
- xi. As to the negative criteria, the granting of Bulk Waivers will not present a substantial detriment as the plan is consistent with the Redevelopment Plan applicable to the project.
- xii. None of the Waivers negatively impact on the intent and the purpose of the zone plan.
- xiii. Waiver approval can be granted without substantial detriment to the City of South Amboy zone plan for the reasons set forth in the record and as contained in this Resolution and further does not create substantial detriment to the public good. The Applicant has satisfied its burden of proof as to both the positive and negative criteria required for the granting of the requested relief.

NOW, THEREFORE, BE IT RESOLVED, that the City of South Amboy Planning Board hereby **grants** Application #470-26 for Preliminary and Final Major Site Plan Approval and Waiver Approval for Maximum height of fence at front yard and side rear/yard. in order to permit the construction on Block 161.02 Lots 20, 23, 24, and 24.01 of 18 stacked townhouse buildings 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 subject to the following conditions:

1. Compliance with recommendations set forth in the Planning Report of AJV Engineering, Inc dated March 19, 2026.
2. Compliance with recommendations set forth in the Engineering Report of Mark J. Rasimowicz, P.E., PP. CME dated March 19, 2026.
3. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives.
4. Compliance with each and all other applicable approvals, if any, required by law or statute or regulation to perfect a Site Plan Approval.
5. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on March 25, 2026.
6. Compliance with all requirements of the South Amboy Redevelopment Agency.
7. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
8. Payment of all sums now and/or hereafter due for application fees and/or escrows.
9. Counsel for the Board shall publish a brief notice of this determination within twenty (20) days of the date of this Resolution in a manner consistent with the Municipal Land Use Law.
10. Prior to the commencement of any site work, 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