

City of South Amboy
County of Middlesex

ORDINANCE NO. 24-10

AN ORDINANCE REMOVING PROPERTY KNOWN AS BLOCK 51, LOT 10 ON THE TAX MAP OF THE CITY OF SOUTH AMBOY, MORE COMMONLY KNOWN AS 211 FIRST STREET, FROM THE BROADWAY-MAIN STREET REDEVELOPMENT AREA AND AMENDING THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN TO REFLECT SAID REMOVAL

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-3, *et seq.* (the “**LRHL**”), the City of South Amboy (the “**City**”) has designated certain areas of the City as areas in need of redevelopment and adopted redevelopment plans in connection therewith; and

WHEREAS, pursuant to the LRHL, the City previously designated property identified as Block 51, Lot 10 on the City’s tax maps, which is more commonly known as 211 First Street, (the “**Property**”) amongst various other properties as an area in need of redevelopment under the Redevelopment Law (the “**Broadway/Main Street Redevelopment Area**”); and

WHEREAS, the Property is subject to a redevelopment plan known as the Broadway/Main Street Redevelopment Plan (the “**Redevelopment Plan**”); and

WHEREAS, as the Property is surrounded by existing residential properties and additional residential properties along the remainder of First Street, and is unable to satisfy the off-street parking requirements of the Non-Residential Use or Mixed Use set forth in the Redevelopment Plan, the Property is most appropriate for development as a single-family home; and

WHEREAS, the City’s Professionals have determined that as the Property is undersized, measuring 50-feet x 35.5-feet, the Property cannot meet the requirements for Residential Use as set forth in the Redevelopment Plan, specifically the density restrictions that limit development to 7.75 units per acre, whereas a single-family home on the Property would result in a density of 24.74 units per acre, and as the Property is surrounded by existing residential structures, additional property cannot be acquired to either satisfy the Redevelopment Plan’s minimum lot sizes for depth and area or comply with the Redevelopment Plan’s density requirements; and

WHEREAS, the City’s Professionals have determined that, were the Property removed from the Redevelopment Area and the Redevelopment Plan, the standards of which take precedent over the Property’s underlying zoning, the Property would be governed by the RA Single Family Residential Zone (the “**RA Zone**”), which would allow for the development of the parcel as a single-family home should any necessary variance relief be obtained; and

WHEREAS, the City Council of the City of South Amboy (the “**City Council**”) desires to authorize and approve the removal of the Property from the Redevelopment Area and Redevelopment Plan, in order to return the Property to the RA Zone; and

WHEREAS, the City Council finds that said removal would permit the development of the Property in a manner more compatible with the surrounding residential properties, provide a more feasible avenue for utilization of the Property, and be consistent with and effectuate the City’s Master Plan; and

WHEREAS, the City Council hereby determines that it is appropriate to remove the Property from the Redevelopment Area and amend the Redevelopment Plan to reflect said removal.

NOW, THEREFORE, BE AND IT HEREBY IS ORDAINED by the City Council of the City of South Amboy (the “**City Council**”), as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Zoning Map of the City of South Amboy is hereby amended to remove the Property, which is identified as Block 51, Lot 10 on the City’s official tax map and more commonly known as 211 First Street, from the Broadway/Main Street Redevelopment Area.
3. The Broadway/Main Street Redevelopment Plan is hereby amended to remove the Property from said redevelopment plan.
4. That any prior Ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
5. That this Ordinance shall become effective immediately upon final passage and publication as required by law, as the "Ordinance Removing Property Known as Block 51, Lot 10 on the Tax Map of the City of South Amboy, More Commonly Known as 211 First Street, From the Broadway-Main Street Redevelopment Area and Amending the Broadway/Main Street Redevelopment Plan To Reflect Said Removal."

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