

ORDINANCE 25-15

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF SOUTH AMBOY
APPROVING AND ADOPTING AMENDED BEACH CLUB DISTRICT
REDEVELOPMENT PLAN**

WHEREAS, the City of South Amboy (the “**City**”), through the City Council, has designated certain properties within the City, including without limitation, the parcels identified on the tax map of the City as Block 161.02, Lot 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Redevelopment Area**”) as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the “**LRHL**”) and the redevelopment laws which preceded it; and

WHEREAS, the City enacted the “Beach Club District Redevelopment Plan” on December 17, 2014, as amended and supplemented on December 19, 2018 (as amended, the “**Original Redevelopment Plan**”), which governs redevelopment in the Redevelopment Area, including that portion of the Redevelopment Area comprised of Block 161.02, Lots 20, 23, 24 and 24.01 (the “**Site**”); and

WHEREAS, the South Amboy Redevelopment Agency (“**SARA**”) previously duly designated Manhattan Beach Club Street, LLC (the “**Master Redeveloper**”) as master redeveloper of the Redevelopment Area, and the City and SARA entered into that certain tri-party Amended and Restated Redevelopment Agreement with Master Redeveloper (the “**Master Redevelopment Agreement**”) relating thereto; and

WHEREAS, in accordance with the LRHL and the Master Redevelopment Agreement, SARA and Manhattan Beach Phase I Urban Renewal, LLC (the “**Redeveloper**”) entered into that certain Redevelopment Agreement dated March 1, 2022, designating Redeveloper as the “redeveloper” of the Site to effectuate the redevelopment thereof (the “**Subredevelopment Agreement**”); and

WHEREAS, the original project contemplated by the Subredevelopment Agreement was a three (3) phase residential development located on the Site, consisting of approximately 486 market rate rental residential units, 48 affordable residential units, 722 parking spaces, and related Site improvements (the “**Original Project**”); and

WHEREAS, since the execution of the Subredevelopment Agreement, Redeveloper has proposed modifications to the Original Project, some of which are meant to address market realities based, in part, on the demand for for-sale residential housing, but which nonetheless change the scope of the Original Project; and

WHEREAS, on July 22, 2025, SARA adopted a resolution approving an amendment to the Subredevelopment Agreement changing the scope of the Original Project to consist of a nine (9) phase residential community development on the Site, consisting of approximately 196 residential units, up to 493 parking spaces, amenity areas, and related Site improvements (the “**Project**”); and

WHEREAS, following a review of the Original Redevelopment Plan, the City determined to amend the Original Redevelopment Plan consistent with the amendment to the Subredevelopment Agreement; and

WHEREAS, Beacon Planning and Consultant Services, LLC (the “**Planning Consultant**”), prepared an restated redevelopment plan for the Redevelopment Area, entitled “*The Beach Club District Redevelopment Plan*” dated September 16, 2025 (the “**Amended Redevelopment Plan**”); and

WHEREAS, pursuant to the LRHL, the Planning Board of the City of South Amboy (the “**Planning Board**”) must review the Amended Redevelopment Plan and transmit its recommendations relating to the Amended Redevelopment Plan to the City Council in accordance with the provisions of *N.J.S.A. 40A:12A-7(e)* of the LRHL; and

WHEREAS, in accordance with *N.J.S.A. 40A:12A-7e*, the Planning Board reviewed the Amended Redevelopment Plan at a regular meeting; and

WHEREAS, after conducting its review, the Planning Board adopted a resolution finding that the Amended Redevelopment Plan is not inconsistent with the City’s Master Plan and recommending that the City adopt the Amended Redevelopment Plan; and

WHEREAS, upon receipt and review of the Planning Board’s recommendations relating to the Amended Redevelopment Plan, the City believes that adoption of the Amended Redevelopment Plan is in the best interests of the City and will best facilitate the appropriate development of the Redevelopment Area; and

WHEREAS, the City has determined to adopt the Amended Redevelopment Plan to ensure the success of redevelopment within the Redevelopment Area in conformity with the City’s redevelopment objectives.

NOW THEREFORE BE IT ORDAINED by the Council of the City that:

Section 1. The recitals hereof are incorporated herein as if set forth at length.

Section 2. The Amended Redevelopment Plan, as filed in the Office of the City Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to the terms of the LRHL.

Section 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect in accordance with applicable law.

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COUNCIL MEMBER	MOT	SEC	YES	NO	ABSENT	ABSTAIN
CONRAD	X		X			
DATO					X	
LENAHAN			X			
REILLY		X	X			
GROSS			X			
MAYOR FRED. A HENRY (TIEBREAK)						
DATE OF INTRODUCTION	SEPTEMBER 17, 2025					
PUBLICATION DATE	SEPTEMBER 22, 2025					

I hereby certify that the above Ordinance was introduced by the City Council of the City of South Amboy, County of Middlesex, at a meeting held on September 17, 2025.

Deborah Brooks, Municipal Clerk

COUNCIL MEMBER	MOT	SEC	YES	NO	ABSENT	ABSTAIN
CONRAD			X			
DATO		X	X			
LENAHAN			X			
REILLY	X		X			
GROSS			X			
MAYOR FRED A. HENRY (TIEBREAK)						
DATE OF ADOPTION	OCTOBER 15, 2025					
PUBLICATION DATE	OCTOBER 20, 2025					

I hereby certify that the above Ordinance was duly adopted by the City Council of the City of South Amboy, County of Middlesex, at a meeting held on October 15, 2025.

Katie Rose Walenty, Acting Municipal Clerk

This ordinance shall take effect upon passage and publication in accordance with applicable law.

Exhibit A
Amended Redevelopment Plan