



## **PLANNING/ZONING BOARD AGENDA**

**MEETING DATE: April 27, 2022**

**Executive Session: 6:30 PM**

**Business Meeting: 7:00 PM**

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### **MEETING CALLED TO ORDER**

#### **STATEMENT of ADEQUATE NOTICE**

Adequate notice of this meeting has been provided under “The Open Public Meeting Act of New Jersey” by advertisement published in the Home News Tribune, on the City of South Amboy Planning/Zoning Board website, and by posting on the information board at City Hall.

#### **SALUTE TO THE FLAG**

#### **ROLL CALL**

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS: March 23, 2022, and March 30, 2022, Special Meeting**

#### **ITEMS of BUSINESS**

##### **ANNOUNCEMENT of APPLICATION CARRIED**

Application: 416-21

Applicant: HBD South Amboy, LLC

Attorney: Mark S. Rothman, Esq.

Street Address of Property: 139 Rosewell Street

Block: 161.02, Lots: 21 & 22

Notice to Applicant - Matter to be dismissed without prejudice in May if matter is not moved

Application: 389-18A

Applicant: 200 South Broadway, LLC

Attorney: Kenneth Pape, Esq.

Street Address of Property: 200 South Broadway, Lots: 19.01 & 20.01

Application: 424-21

Application: Robert Lubelli

Attorney: Thomas E. Downs, Esq.

Street Address of Property: 716 Conlogue Avenue

Block: 93, Lot: 11

##### **DISCUSSION**

South Amboy Redevelopment Agency Referral Change of Redevelopment Designation

Block 161.01, Lot 26.03

Action May be Taken

**RESOLUTIONS**

Planning Board Recommendation on SARA Referral  
Block 161.01, Lot 26.03

Resolution: PB# 9-22

Application: 426-21  
Application: Ravi Gupta  
Attorney: Chiara R. Mancini  
Street Address of Property: 101-103 South Pine Avenue  
Block: 75, Lot: 5

Resolution: PB#10-22

Application: 431-22  
Application: SA 101 Main Street Urban Renewal, LLC  
Attorney: Jason R. Tuvell, Esq. – Prime & Tuvell  
Street Address of Property: Main Street (a/k/a 101 Main Street)  
Block: 160, Lot: 1

Resolution: PB#11-22

**COMPLETENESS COMMITTEE**

Application: PB#427-22  
Application: William O’Leary  
Attorney: George J. Otlowski, Jr. Esq.  
Street Address of Property: 357 Ferris Street  
Block: 16, Lots: 16 & 18

**APPLICATION HEARING**

Application: 430-22  
Application: Carmen Galarza  
Attorney: No Attorney  
Street Address of Property: 427 Prospect Street  
Block: 2, Lot: 2.01

**CORRESPONDENCE**

**PUBLIC SESSION**

**NEXT MEETING:** Wednesday, May 25, 2022, at 7:00 pm