



## **PLANNING/ZONING BOARD AGENDA**

**MEETING DATE: May 25, 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: April 27, 2022**

#### **ITEMS of BUSINESS**

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

Application: 416-21

Applicant: HBD South Amboy, LLC

Attorney: Thomas E. Downs, IV, Esq.

Street Address of Property: 139 Rosewell Street

Block: 161.02, Lots: 21 & 22

Notice to Applicant - Matter to be dismissed without prejudice

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: 427-22

Applicant: William O’Leary

Attorney: George J. Otlowski, Jr. Esq.

Street Address of Property: 357 Ferris Street

Block: 16, Lots: 16 & 18

##### **RESOLUTIONS**

Application: 398-18A

Resolution: PB 10-22

Application: Ravi Gupta

Attorney: Chiara R. Mancini, Esq.

Street Address of Property: 101-103 South Pine Avenue

Block: 75, Lot: 5

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

Resolution: PB 12-22

Application: 423-21  
Applicant: Samboy Partners Urban Renewal, LLC. (Manhattan Beach Club)  
Attorney: John S. Wisniewski, Esq.  
Street Address of Property: Radford Ferry Road  
Block: 161.02, Lots: 6.06

Resolution: PB 13-22

### **COMPLETENESS COMMITTEE**

Application: 432-22  
Applicant: Ruzhdi Jusufi  
Attorney: None  
Street Address of Property: 117 - 119 S. Pine Avenue  
Block: 76, Lots: 7

### **APPLICATION HEARING**

Application: 424-21  
Applicant: Robert Lubelli  
Attorney: Thomas E. Downs, Esq.  
Street Address of Property: 716 Conlogue Avenue  
Block: 93, Lot: 11

### **INFORMAL**

Applicant: Edyta Karpowicz  
Attorney: Thomas E. Downs, IV, Esq.  
Street Address of Property: 250 Main Street  
Block: 116, Lots 15.01 & 15.02

### **CORRESPONDENCE**

### **PUBLIC SESSION**

**NEXT MEETING:** Wednesday, June 22, 2022, at 7:00 pm