



PLANNING/ZONING BOARD AGENDA

MEETING DATE: July 30, 2025

Executive Session: 6:30 PM

Business Meeting: 7:00 PM

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.

OPENING PRAYER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING: May 28, 2025 & Special Meeting June 9, 2025

ITEMS of BUSINESS

RESOLUTIONS

Resolution PB 10-25

Application: #457-25

Applicant: Fox Houses LLC

Attorney: David Himelman, Esq.

Street Address of Property: 435 Wilmont Street

Block: 142 Lot: 8

COMPLETENESS

Application: #459-25

Applicant: Christine Alkhawam (Towlen)

Attorney: n/a

Street Address of Property: 307 Main Street

Block: 64 Lot: 9

Application: #460-25

Applicant: Aileen Velez

Attorney: n/a

Street Address of Property: 111 S Pine Avenue

Block: 75 Lot: 3

Application: #461-25
Applicant: Kacic, LLC
Attorney: Jacob P. Davidson, Esq
Street Address of Property: 103 S Broadway
Block: 37 Lot: 5

Application: #462-25
Applicant: Rafael Mendez
Attorney: Richard J. Angowski, Jr. Esq
Street Address of Property: 74 Raritan Reach Road
Block: 161.02 Lot: 20.13

Application: #456-25
Applicant: Mach 8 Properties, LLC
Attorney: John Wisniewski, Esq
Street Address of Property: 3602 Highway 35
Block: 90 Lot: 1 & 2

PUBLIC HEARING

Application: #453-24
Applicant: 139 S Rosewell, LLC
Attorney: Reginald Jenkins, Jr., Esq
Street Address of Property: 139 S. Rosewell Street
Block: 161.02 Lots: 21 and 22

DISCUSSION

PUBLIC SESSION

NEXT MEETING: August 27, 2025 at 7pm