



## PLANNING/ZONING BOARD AGENDA

**MEETING DATE: September 24, 2025**

**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.

#### OPENING PRAYER

#### SALUTE TO THE FLAG

#### ROLL CALL

#### APPROVAL OF MINUTES OF PREVIOUS MEETING: August 27, 2025

#### ITEMS of BUSINESS

#### RESOLUTIONS

##### Resolution PB: 11-25

Application: #458-25

Applicant: Rahul Surana and Meena Rani Surana

Attorney: Peter U. Lanfrit, Esq

Street Address of Property: 151 John Street

Block: 34 Lots: 22

##### Resolution PB: 12-25

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

##### Resolution PB: 13-25

Amended Beach Club District Redevelopment Plan

B: 161.02 L:20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of 20.01

#### COMPLETENESS

Application: #463-25

Applicant: AZ Holdings, LLC

Attorney: Thomas E. Downs, Esq

Street Address of Property: 241 Raritan Street  
Block: 152 Lots: 2.01

Application: #466-25  
Applicant: Rockland National Development, LLC  
Attorney: Evan Pickus, Esq./Pickus & Aronson  
Street Address of Property: 211 First Street  
Block: 152 Lots: 2.01

**INFORMAL HEARING**

Application: #465-25  
Applicant: Sciortinos at Harborlights, INC  
Attorney: Tom Lanza, Esq/Lanza & Lanza  
Street Address of Property: 132 South Broadway  
Block: 43 Lots: 12

**PUBLIC HEARING**

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

Application: #459-25  
Applicant: Christine Alkhawam (Towlen)  
Attorney: n/a  
Street Address of Property: 307 Main Street  
Block: 64 Lot: 9

**DISCUSSION**

**PUBLIC SESSION**

**NEXT MEETING:** October 22, 2025 at 7pm