



PLANNING/ZONING BOARD AGENDA

MEETING DATE: December 18, 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: October 22, 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: 14-25

Application: #459-25

Applicant: Christine Alkhawam (Towlen)

Attorney: n/a

Street Address of Property: 307 Main Street

Block: 64 Lot: 9

Resolution PB: 15-25

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

Resolution PB: 16-25

Application: #460-25
Applicant: Aileen Velez
Attorney: n/a
Street Address of Property: 111 S Pine Avenue
Block: 75 Lot: 3

Resolution PB: 17-25

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

COMPLETENESS

Application: #455-25
Applicant: Body Wellness & Rehabilitation, LLC
Attorney: Lawrence B. Sachs, Esq.
Street: 200 Mason Avenue
Block 35, Lot 15

Application: #467-25
Applicant: Atohetar Abdulai
Attorney: No Attorney
Street: 331 Henry Street
Block 76, Lot 16

Application: #468-25
Applicant: James DeLuca
Attorney: Jacob P. Davidson, Esq
Street Address of Property: 235 First Street
Block: 51 Lot: 1

PUBLIC HEARING

Application: #466-25
Applicant: Rockland National Development, LLC
Attorney: Evan N. Pickus, Esq
Street Address of Property: 211 First Street

Block: 51 Lot: 10

DISCUSSION

2026 Dates

January 28, 2026

February 25, 2026

March 25, 2026

April 22, 2026

May 27, 2026

June 24, 2026

July 22, 2026

August 26, 2026

September 23, 2026

October 28, 2026

November 24, 2026

December 17, 2026

New proposed time for 2026 meetings

PUBLIC SESSION

NEXT MEETING: January 28, 2026 at 6:30pm