



PLANNING/ZONING BOARD AGENDA

MEETING DATE: May 27, 2026

**Executive Session: 6:00 PM
Business Meeting: 6:30 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: March 25, 2026

ITEMS of BUSINESS

RESOLUTIONS

Resolution PB 7-26

Application: #457-25

Applicant: Fox Houses, LLC

Attorney:, David B. Himelman Esq

Street Address of Property: 435 Wilmont Street

Block: 142 Lot: 8

Resolution pursuant to N.J.S.A. 40-55D-52 granting an extension of Final Subdivision Approval.

Resolution PB 8-26

Application: #470-26

Applicant: Manhattan Beach Phase 1 Urban Renewal, LLC

Attorney:, Cameron MacLeod, Esq

Street Address of Property: Rosewell Street

Block 161.02, Lots: 20, 23, 24 and 24.01

Resolution granting Preliminary and Final Major Site Plan approval with Bulk Waivers required for Maximum Fence Height

PUBLIC HEARING

Application: #468-25

Applicant: James DeLuca

Attorney: Jacob Davidson, Esq

Street Address of Property: 235 First Street

Block: 51 Lot: 1

DISCUSSION

PUBLIC SESSION

NEXT MEETING: Wednesday, June 24, 2026, at 6:30pm