

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES

July 26, 2023

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, Council President Michael Gross, William DeMasi, Gary Forshner, Janet Kern, Andrew Horezga, Francis Mulvey
Members absent: George Baranowski, Thomas Kelly, Mayor Fred A. Henry
Also present: Jason C. Valetutto, P.E., P.P., James E. Stahl, Esq.

Chairman Jorge Gonzalez-Gomez called this meeting to order.

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. Electronic notice has been provided via the agenda on the City Website and the agenda posted on the bulletin board at City Hall.

Opening Prayer and all recited the Pledge of Allegiance

Roll call was taken at this time.

Chairman Dr. Jorge Gonzalez-Gomez asked for a motion which was made by Gary Forshner and seconded by Janet Kern to accept the Minutes of June 28, 2023. Motion carried 7-0, 1 abstention.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

RESOLUTIONS

RESOLUTION: 8 - 2023

Application 435-22, Paul Ciani

349 Ward Avenue / Block 12, Lot 22

Motion by Gary Forshner and seconded by William DeMasi to accept the Resolution as written granting Plot Plan Bulk Variance approval. Motion carried: 7-0, 1 abstention.

RESOLUTION: 9 - 2023

Application 439-23, John Vona

530 Catherine Street / Block 85, Lot 10

Motion by Gary Forshner seconded by Janet Kern to accept the Resolution as written granting Minor Subdivision approval. Motion carried 7-0, 1 abstention.

PUBLIC HEARING

Application 440-23, Jose Reyes Camacho

375 Raritan Street / Block 149, Lot 8

The applicant's attorney, Thomas E. Downs IV, Esq. requested that the above-referenced application be carried to August 23, 2023 meeting with no further notice required. Motion by Scott Kominkiewicz seconded by Gary Forshner. Motion carried 7-0, 1 abstention. Announcement of application carried.

Application 437-23, Bamrah Realty LLC.

147 S. Pine Avenue / Block 81, Lot 38

Application is for conversion of a mixed-use bar/one apartment unit building into a two-apartment unit building. Refer to transcript.

Motion by Gary Forshner seconded by Janet Kern to open this application to the public. With no one from the public to speak, motion by Gary Forshner and seconded by Andrew Horezga to close this portion to the public.

Motion by Gary Forshner and seconded by Janet Kern to approve the Minor Site Plan/Use Variance. Motion carried 7-0, 1 abstention.

DISCUSSION- NONE

Motion by Gary Forshner and seconded by Janet Kern to open the meeting to the public. With no one from the public wishing to speak, motion by Janet Kern, seconded by William Demasi to close the public portion of the meeting.

All in favor.

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, August 23, 2023, at 7:00 pm.

Chairman Jorge Gonzalez-Gomez called this meeting to adjourn.

All in favor.

Respectfully submitted,

Katie Rose Walenty

Planning Board Secretary

Minutes Approved on August 23, 2023