

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES

August 23, 2023

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, William DeMasi, Mayor Fred A. Henry, Janet Kern, Andrew Horezga, Gregory Czocho, Michael Greenhaus, Sean Li
Members absent: George Baranowski, Council President Michael Gross, Gary Forshner, Francis Mulvey
Also present: Jason C. Valetutto, P.E., P.P., Jay Holub, 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 Janet Kern and seconded by William DeMasi to accept the Minutes of July 26, 2023. Motion carried 6-0, 3 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

COMPLETENESS

Application 442-23, Arlen Encarnacion.

247 George Street/Block 81, Lot 38

Completeness Committee Chairwoman Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated August 2, 2023, regarding Application #442-23, Arlen Encarnacion recommending **COMPLETE**.

Motion by Janet Kern, seconded by William DeMasi to accept the recommendation of Complete for Application #442-23, Arlen Encarnacion. Motion carried 2-0. 0 abstentions.

RESOLUTIONS

RESOLUTION: 10 – 2023

Application 437-23, Bamrah Realty LLC.

147 S. Pine Avenue/Block 81, Lot 38

Motion by Scott Kominkiewicz and seconded by Janet Kern to accept the Resolution as written granting Minor Site Plan/Use Variance Approval. Motion carried: 6-0, 3 abstentions.

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 September 26, 2023, meeting with no further notice required.

INFORMAL HEARING

John Marullo, 200 Mason Avenue/Block 35 Lot 15

Mr. John Marullo and his engineer are seeking advice from the Planning Board. The proposal is to add an additional apartment building that would have 4 units. Currently on the lot are 2 apartment buildings with 4 units each. Discussion ensued between Mr. John Marullo and the Board. Audio is available on The City of South Amboy's website.

DISCUSSION- The Planning Board members discussed rescheduling the September Planning Board meeting. The meeting moved from Wednesday September 27th, 2023, to Tuesday, September 26th, 2023.

Motion by Janet Kern and seconded by Scott Kominkiewicz to open the meeting to the Public. With no one from the Public wishing to speak, motion by William DeMasi seconded by Janet Kern 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 Tuesday, September 26, 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 September 26, 2023