

CITY OF SOUTH AMBOY
PLANNING BOARD
2024 RE-ORGANIZATION MEETING & MINUTES
JANUARY 24, 2024

Members present: Chairman Jorge Gonzalez-Gomez, Mayor Fred A. Henry, Councilman Michael Gross, Gregory Czoch, Janet Kern, George Baranowski, William DeMasi, Andrew Horezga, Sean Li

Members absent: Vice Chairman Scott Kominkiewicz, Francis Mulvey, Michael Greenhaus

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.

Roll call was taken at this time.

James E. Stahl, Esq. called for nominations for the Board Chairperson. Motion by Mickey Gross seconded by Mayor Fred Henry to nominate Jorge Gonzalez - Gomez as Board Chairman. Jim E. Stahl, Esq asked for other nominations for Chairman, hearing none, nomination for Chairman was closed with a unanimous vote.

All in favor.

Chairman Jorge Gonzalez-Gomez called for nominations for Vice-Chairperson. Motion by Mayor Fred Henry, seconded by George Baranowski, to nominate Scott Kominkiewicz as Board Vice Chairman. Jim E. Stahl, Esq asked for other nominations for Vice-Chairperson, hearing none, the nomination for Vice-Chairperson was closed with a unanimous vote. Chairman Jorge Gonzalez had communicated in writing that if Scott Kominkiewicz was nominated, he would accept the nomination since he would not be in attendance for the meeting.

All in favor.

Chairman Jorge Gonzalez-Gomez appointed Janet Kern, George Baranowski, and William DeMasi to Completeness Committee.

All in favor.

Chairman Jorge Gonzalez-Gomez appointed Katie Rose Walenty as Board Secretary. Motion by Mickey Gross, seconded by Gregory Czoch to appoint Katie Rose Walenty as Board Secretary.

All in favor.

Chairman Jorge Gonzalez-Gomez appointed James E. Stahl, Esq. as Board Attorney. Motion by Mickey Gross, seconded by George Baranowski to appoint Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C. - Mr. James E. Stahl, Esq. as Board Attorney.

All in favor.

Chairman Jorge Gonzalez-Gomez appointed AJV Engineering, Inc. as Board Planner. Motion by Mickey Gross, seconded by George Baranowski to appoint AJV Engineering, Inc. as Board Planner.

All in favor.

Mr. James E. Stahl, Esq. swore in Mr. Jason C. Valetutto, P.E., P.P., for the 2024 year.

Chairman Jorge Gonzalez-Gomez appointed The Home News Tribune as the Official Planning Board Newspaper. Motion by Mickey Gross, seconded by Janet Kern to designate The Home News Tribune as Official Board Newspaper.

All in favor.

RESOLUTIONS

Resolution PB 01-24

Appointment of Board Secretary

Motion by Mickey Gross, seconded by Gregory Czoch to appoint Katie Rose Walenty as Board Secretary. Motion carried: 9-0, 0 abstentions.

Resolution PB 02-24

Appointment of Board Attorney

Motion by Mickey Gross, seconded by George Baranowski to appoint Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C. – Mr. James E. Stahl, Esq as Board Attorney. Motion carried: 9-0, 0 abstentions.

Resolution PB 03-24

Appointment of Board Engineer

Motion by Mickey Gross, seconded by George Baranowski to appoint AJV Engineering, Inc – Jason Valetutto as Board Engineer. Motion carried: 9-0, 0 abstentions.

Resolution PB 04-24

Appointment of Board Newspaper

Motion by Mickey Gross, seconded by Janet Kern to designate The Home News Tribune as Official Board Newspaper. Motion carried 9-0, 0 abstentions.

Resolution PB 05 -24

Application: #443-23, Awning Concepts & Designs
526 John Street/ Block: 78 Lot: 21 & 22

Motion by Janet Kern and seconded by Andrew Horezga to accept the Resolution as written granting Bulk Variance Approval. Motion carried: 9-0, 0 abstentions.

Resolution PB 06-24

Application: #417-21, Manhattan Beach Phase 1 Urban Renewal
Rosewell Street/ Block: 161.02 Lots: 20, 23, 24 & 24.01

Motion by Janet Kern and seconded by Andrew Horezga to accept the Resolution as written granting one year extension of approval for Preliminary and Final Major Site Plan with Deviations and Waiver. Motion carried: 9-0, 0 abstentions.

Resolution PB 07-24

Application: 389-18A, 200 South Broadway LLC
200 South Broadway/Block: 42 Lots: 19.01 and 20.01

Motion by William DeMasi and seconded by Janet Kern to accept the Resolution as written granting Amended Preliminary and Final Major Site Plan Approval. Motion carried: 8-0, 1 abstention.

Resolution PB 08-24

Application: 444-23, Med 601 LLC
214 South Feltus Street/Block: 82 Lot: 2

Motion by Janet Kern and seconded by William DeMasi to accept the Resolution as written granting Minor Site Plan Approval with Bulk Variance for Minimum Off-Street Parking. Motion carried: 8-0, 1 abstention.

Resolution PB 09-24

2024 Planning Board Meeting Dates

Motion by William DeMasi and seconded by Janet Kern to approve the 2024 Planning Board dates. Motion carried: 8-0, 0 abstentions.

DISCUSSION - NONE

Motion by Janet Kern and seconded by William DeMasi to open the meeting to the Public. With no one from the Public wishing to speak, motion by Janet Kern and seconded by William DeMasi to close the Public portion of the meeting.

Chairman Jorge Gonzalez-Gomez asked for a motion to close the Re-Organization meeting. Motion by William DeMasi, seconded by Janet Kern to adjourn the Re-Organization meeting. All in favor.

Respectfully submitted,



Katie Rose Walenty

Planning Board Secretary

Minutes Approved February 28, 2024