

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
February 28, 2024

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, Mayor Fred A. Henry, Council President Michael Gross, William DeMasi, Janet Kern, Sean Li, Gregory Czoch, George Baranowski, Michael Greenhaus

Members absent: Andrew Horezga, Francis Mulvey

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 Mickey Gross and seconded by Janet Kern to accept the Minutes of January 24, 2024. Motion carried 10-0, 0 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

RESOLUTIONS

Resolution PB 10-24

Application 419-21, Amboy Main Street Industrial Urban Renewal, LLC

111 Main Street/Block: 160 Lot: 1.03

Motion by Mickey Gross and seconded by Scott Kominkiewicz to accept the Resolution as written granting a Resolution extension. Motion carried: 10-0, 0 abstentions.

Resolution 11-24

Application 436-22, 103 N. Broadway LLC

103 N. Broadway/Block: 40 Lot: 3

Motion by Sean Li and seconded by Janet Kern to accept the Resolution as written granting a Minor Site Plan Approval Bulk Variance Reconsideration. Motion carried 9-0, 1 abstention.

COMPLETENESS

Application: 441-23, Mykhaylo Potovskyy and Olha Bakytka

382 Raritan Avenue/Block: 150 Lot: 11.02

Completeness Committee member William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc dated February 23rd, 2024, regarding Application #441-23 Mykhaylo Potovskyy and Olha Bakytka recommending **INCOMPLETE**.

Motion by William DeMasi, seconded by George Baranowski to accept the recommendation of Incomplete for Application #441-23, Mykhaylo Potovskyy and Olha Baytska. Motion carried 2-0, 1 abstention.

PUBLIC HEARING

Application: 445-23, Gennaro Artiaco

532 Ridgeway Avenue/Block: 150 Lot: 18

Application is for Site Plan and Bulk Variance Approval. Refer to transcript.

Motion by Janet Kern and seconded by Scott Kominkiewicz to open this application to the Public. With no one from the Public to speak, motion by Mayor Fred A. Henry to close this portion to the Public.

Motion by William DeMasi and seconded by George Baranowski to approve the Site Plan and Bulk Variance Approval. Motion carried 10-0, 0 abstentions.

DISCUSSION- NONE

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 Janet Kern and seconded by George Baranowski 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, March 27th, 2024, 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 3-27-2024