

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES

March 27, 2024

Members present: Chairman Jorge Gonzalez-Gomez, Council President Michael Gross, Gregory Czoch, William DeMasi, Janet Kern, George Baranowski, Andrew Horezga, Francis Mulvey, Sean Li, Michael Greenhaus

Members absent: Vice-Chairman Scott Kominkiewicz, 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 Mickey Gross and seconded by George Baranowski to accept the Minutes of February 28, 2024. Motion carried 9-0, 0 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

RESOLUTIONS

Resolution PB 12-24

Application: 445-23, Gennaro Artiaco

532 Ridgeway Avenue/Block: 150 Lot: 18

Motion by George Baranowski and seconded by Janet Kern to accept the Resolution as written granting Bulk Variance Approval. Motion carried 8-0, 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 March 18, 2024, regarding Application #441-23 Mykhaylo Potovskyy and Olha Bakytka recommending **COMPLETE**.

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

Application: 447-24 Ryan Spadola

508 & 516 Washington Avenue/Block 129 Lot: 9 &10

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated March 18, 2024, regarding Application #447-24 Ryan Spadola recommending **INCOMPLETE**.

Motion by Janet Kern and seconded by William DeMasi to accept the recommendation of Incomplete for Application #447-24, Ryan Spadola. Motion carried 3-0. 0 abstentions.

PUBLIC HEARING - NONE

DISCUSSION- NONE

Motion by Janet Kern and seconded by Gregory Czoch to open the meeting to the Public. With no one from the Public wishing to speak, motion by Mickey Gross and seconded by Andrew Horezga 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, April 24, 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