

CITY OF SOUTH AMBOY  
PLANNING BOARD  
REGULAR MEETING/MINUTES  
April 24, 2024

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

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 March 27, 2024. Motion carried 7-0, 1 abstention.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

**COMPLETENESS**

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 April 19, 2024, regarding Application #447-24 Ryan Spadola recommending **COMPLETE**.

Motion by Janet Kern and seconded by William DeMasi to accept the recommendation of Complete for Application #447-24, Ryan Spadola. Motion carried 2-0. 0 abstentions.

Application: 448-24 American Legion Luke A Lovely Post No. 62

Southwest corner of David Street & Rosewell Street/Block 38 Lot: 1 & 27

Completeness Committee member William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc dated April 24, 2024, regarding Application #448-24 American Legion recommending **COMPLETE**.

Motion by Janet Kern and seconded by William DeMasi to accept the recommendation of Complete for Application #448-24, American Legion. Motion carried 2-0. 0 abstentions.

**PUBLIC HEARING**

Application: 441-23, Mykhaylo Potovskyy and Olha Bakytyska  
Pending Transcript.

Application is for Site Plan and Bulk Variance Approval.

Planning Board member Janet Kern recused herself.

Motion to approve application by Michael Gross and seconded by Scott Kominkiewicz. Motion denied 7-0, 0 abstentions.

**DISCUSSION- NONE**

Motion by Scott Kominkiewicz 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 and seconded by Scott Kominkiewicz to close the Public portion of the meeting.

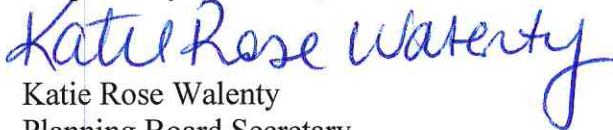
All in favor.

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, May 22, 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