

CITY OF SOUTH AMBOY  
PLANNING BOARD  
REGULAR MEETING/MINUTES  
September 25, 2024

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

Members absent:

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 Jorge Gonzalez-Gomez asked for a motion, which was made by George Baranowski and seconded by Janet Kern, to accept the Minutes of August 28, 2024. Motion carried 8-0, 0 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

**ANNOUNCEMENT OF APPLICATION CARRIED**

Application: 449-24, West Street Partners LLC  
405 Main Street/Block 113 Lots: 1 & 2

Motion to carry the application with no date was made by Gregory Czoch and seconded by Janet Kern. Motion carried 9-0, 0 abstentions. Council President Mickey Gross was not present for voting.

**DISCUSSION**

Application: 450-24, 205 Main Street, LLC  
205 Main Street/Block: 62 Lot: 10, 11, 12

Mr. Jim Stahl stated that the Planning Board does not have jurisdiction at this time because of the Use Variance in a redevelopment area in which Mr. Jason Valetutto confirmed by doing the density calculation. This application requires the applicant to provide public off-street parking and to offset and eliminate the Density Use Variance and currently there is none available. Mr.

Valetutto confirmed he has been in contact with Mr. Mark Rasimowicz, the City Engineer, and Mr. Eric Chubenko, of SARA, and is awaiting an answer. Mr. Stahl confirmed there is a developer's agreement and a SARA Resolution.

**PUBLIC HEARING**

Application: 446-23, Joseph Freeman  
241 Bordentown Avenue/Block: 30 Lot: 8

Review Transcript.

A motion to open the meeting to the Public was made by Janet Kern and seconded by Gregory Czoch. With no one wishing to speak, a motion made by Scott Kominkiewicz and seconded by Janet Kern to close the Public portion of the meeting.

Motion to approve application by George Baranowski and seconded by Janet Kern. Motion carried 9-0. 0 abstentions. Mayor Fred A. Henry recused himself. Council President Mickey Gross was not present for voting.

Motion by George Baranowski 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 George Baranowski to close the Public portion of the meeting.

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, October 23, 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