

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
October 23, 2024

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz
Mayor Fred A. Henry, Council President Michael Gross, Gregory Czoch,
George Baranowski, Janet Kern, Francis Mulvey, Sean Li, Amy Dundee
Members absent: William DeMasi, Andrew Horezga, 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 Jorge Gonzalez-Gomez asked for a motion, which was made by Janet Kern seconded by George Baranowski to accept the Minutes of October 23, 2024. Motion carried 9-0, 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

RESOLUTIONS

Resolution PB 17-24

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

Motion by George Baranowski and seconded by Janet Kern to accept the Resolution as written.
Motion carried 8-0, 2 abstentions.

COMPLETENESS

Application: 451-24, Alexander Kidd LLC
216 Bordentown Avenue/Block: 42 Lot: 24

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated October 17, 2024, regarding Application #451-24, Alexander Kidd LLC, 216 Bordentown Avenue recommending **INCOMPLETE**.

Motion by George Baranowski and seconded by Janet Kern to accept the recommendation of Incomplete for Application #451-24, Alexander Kidd, LLC. Motion carried 2-0, 0 abstentions.

Application: 452-24, Ultimate Home Properties LLC
526 Catherine Street/Block: 85 Lot: 10.01

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc dated October 17, 2024, regarding Application #452-24, Ultimate Home Properties LLC, 526 Catherine Street recommending **COMPLETE**.

Motion by George Baranowski and seconded by Janet Kern to accept the recommendation of Complete for Application #452-24, Ultimate Home Properties, LLC. Motion carried 2-0, 0 abstentions.

PUBLIC HEARING

NONE

DISCUSSION

January 29th, 2025, meeting will be moved to January 23rd, 2025.

Jim Stahl indicated to the board and for the record that Amy Dundee was sworn in during the Executive Session and she has signed her Oath of Office.

Mr. Jim Stahl indicated to the board and for the record that Kristal Manion will be the interim Planning Board Secretary, while the current secretary, Katie Rose Walenty, will be away on maternity leave.

Planning Board member Andrew Horezga has been admitted into a program for his profession. He will be missing at least 3 to 5 Planning Board meetings. Mr. Horezga submitted a letter to the Board Attorney, Board Chairman, and Mayor. Jim Stahl has stated he will make a resolution granting his absence for three to five meetings. A motion made by Mickey Gross and seconded by George Baranowski to approve Andrew Horezga's absence.

Motion by Mickey Gross and seconded by Janet Kern to open the meeting to the Public. Tom Dundee was sworn in. He is the husband of Amy Dundee, who was sworn in tonight as our 4th Alternate Planning Board Member. He congratulated her on her accomplishment. With no one else from the Public wishing to speak, motion by Mickey Gross and seconded by Janet Kern 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, November 20, 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