

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
November 20, 2024

Members present: Chairman Jorge Gonzalez-Gomez, Vice-Chairman Scott Kominkiewicz, William DeMasi, Sean Li, Michael Greenhaus, Amy Dundee
Members absent: Mayor Fred A. Henry, Council President Michael Gross, Gregory Czoch George Baranowski, Janet Kern, Francis Mulvey, Andrew Horezga
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 Scott Kominkiewicz and seconded by William DeMasi to accept the Minutes of October 23, 2024. Motion carried 6-0, 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

COMPLETENESS

Application: 450-24, LE Development Group, LLC
205 Main Street/Block: 113 Lot: 1 & 2

Completeness Committee member William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc dated November 8, 2024, regarding Application #450-24, LE Development Group, LLC, 205 Main Street recommending **COMPLETE**.

Motion by William DeMasi and seconded by Jorge Gonzalez to accept the recommendation of Complete for Application #450-24, LE Development Group, LLC, 205 Main Street. Motion carried 2-0, 0 abstentions.

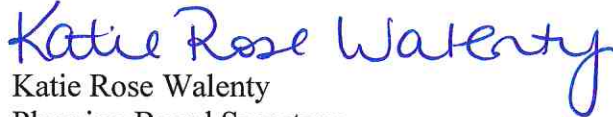
Application: 453-24, 139 S Rosewell, LLC

Motion by William DeMasi and seconded by Scott Kominkiewicz to open the meeting to the Public. Chris Smiga, address 144 2nd Street, thanked the Planning Board for not accepting the waivers for 139 S. Rosewell Street regarding the Traffic Study and Drainage. Mr. Smiga asked about the house on the corner of 4th and Thompson. He was curious if they have ever received Planning Board approval or are following the correct zoning guidelines. Jason Valetutto addressed Mr. Smiga and confirmed they did not need Planning Board approval and only needed to apply for a zoning permit, and he was able to issue it to them. Ruth Dixnoon, address 111 South Pine Avenue, brought up her concerns about the papers flying around South Amboy. Chairman Jorge Gonzalez let her know that her concerns should be brought up at a City Council meeting which the next one is Monday, November 25, 2024, at 7pm. With no one else from the Public wishing to speak, motion by William DeMasi and seconded by Scott Kominkiewicz 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, December 18, 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