

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
DECEMBER 18, 2024

Members present: Chairman Dr. Jorge Gonzalez, Vice Chairman Scott Kominkiewicz, Mayor Fred Henry, Council President Mickey Gross, Gregory Czoch, Janet Kern, William DeMasi, Francis Mulvey, Sean Li, Michael Greenhaus, Amy Dundee

Members absent: George Baranowski

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 made a motion to accept, seconded by Council President Mickey Gross to accept the Minutes of November 20, 2024. Motion carried 7-0, 1 abstentions.

Chairman Jorge Gonzalez-Gomez then reviewed the evenings agenda.

RESOLUTIONS

Resolution PB 17-24

Application: Manhattan Beach Phase I Urban Renewal

Attorney: Jason Tuvel, Esq.

Street Address of Property: Rosewell Street

Block: 161.02 Lots: 20, 23, 24 & 24.01

Motion by Council President Mickey Gross and seconded by Janet Kern to accept the Resolution as written. Motion carried 7-0, 0 abstentions

Resolution PB 18-24

Appointment of Interim Planning Board Secretary

Motion by Janet Kern and seconded by Vice Chairman Scott Kominkiewicz to accept the Resolution as written. Motion carried 7-0, 0 abstentions

COMPLETENESS

Application: #454-24, Applicant: Andriy Tsyupa
407 Prospect Street/Block: 5, Lot: 1

Completeness Committee member William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc dated December 16, 2024, regarding Application #454-24, Andriy Tsyupa location 407 Prospect Street recommending **COMPLETE**.

Motion by William DeMasi and seconded by Janet Kern to accept the recommendation of Complete for Application #454-24, Andriy Tsyupa, 407 Prospect Street. Motion carried 2-0, 0 abstentions.

PUBLIC HEARING

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

Pending Transcript. Mayor Fred Henry, Council President Mickey Gross and Francis Mulvey recused themselves from this application.

Motion by Janet Kern and seconded by William DeMasi to open the meeting to the Public.

Motion by Janet Kern and seconded by William DeMasi to close the Public portion of the meeting.

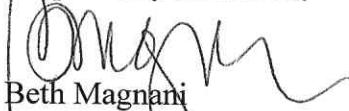
Motion to approve the application was made by Janet Kern and seconded by Scott Kominkiewicz. Motion carried 0-7, 0 abstentions. Application Denied

DISCUSSION

Chairman Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Thursday, January 23, 2025, at 7:00 pm.

Chairman Jorge Gonzalez-Gomez called this meeting to adjourn.
All in favor.

Respectfully submitted,



Beth Magnani
Interim Planning Board Secretary