

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
JANUARY 23, 2025

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Vice Chairman Scott Kominkiewicz, Mayor Fred Henry, George Baranowski, Gregory Czoch, Janet Kern, William DeMasi, Francis Mulvey, Sean Li, Michael Greenhaus, Amy Dundee

Members absent: Council President Mickey Gross

Also present: Jason C. Valetutto, P.E., P.P., James E. Stahl, Esq

Dr. 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.

Dr. Jorge Gonzalez-Gomez turned the meeting over to Mr. James E. Stahl, Esq. to manage the re-organization of the City of South Amboy Planning Board.

Mr. James E. Stahl, Esq asked for a Chairman nomination:

Mr. Scott Kominkiewicz made a motion to nominate Dr. Jorge Gonzalez-Gomez as Chairman; seconded by Ms. Janet Kern. No other nominations were made. Motion carried 9-0.

Mr. James E. Stahl, Esq. turned the meeting over to Chairman Dr. Jorge Gonzalez-Gomez.

Chairman Dr. Jorge Gonzalez-Gomez asked for a Vice-Chairman nomination:

Chairman Dr. Jorge Gonzalez-Gomez made a motion to nominate Mr. Scott Kominkiewicz as Vice-Chairman; seconded by Ms. Janet Kern. No other nominations were made. Motion carried 9-0.

Mr. James E. Stahl, Esq. informs the Chairman that currently the Completeness Committee is still active. Mr. James E. Stahl, Esq. recommends appointing the 2024 Completeness Committee to 2025; as a letter/resolution will be provided to the Municipal Clerk to eliminate this committee.

Chairman Dr. Jorge Gonzales-Gomez re-appoints Mr. George Baranowski, Ms. Janet Kern and Mr. William DeMasi; seconded by Vice-Chairman Scott Kominkiewicz. Motion carried 9-0.

Mr. William DeMasi attended the meeting at 7:30 p.m.

RESOLUTIONS

Resolution PB 1-25

To Authorize Appointment of Board Secretary; Katie Rose Walenty
Motion by Vice-Chairman Scott Kominkiewicz and seconded by Ms. Janet Kern to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

Resolution PB 2-25

To Authorize Professional Service of Attorney; Mr. James E. Stahl, Esq.
Motion by Ms. Janet Kern and seconded by Vice-Chairman Scott Kominkiewicz to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

Resolution PB 3-25

To Authorize Professional Services of Planner; AJV Engineering, Inc.
Motion by Ms. Janet Kern and seconded by Vice-Chairman Scott Kominkiewicz to accept the Resolution as written. Motion carried 9-0, 0 abstentions. Mr. James E. Stahl, Esq. swore in Mr. Jason C Valetutto, P.E., P.P. for the calendar year.

Resolution PB 4-25

Designating the Official Newspaper of Board Publication – Home News & Tribune
Motion by Ms. Janet Kern and seconded by Vice-Chairman Scott Kominkiewicz to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

Resolution PB 5-25

Establishing Meeting Dates for Calendar Year 2025
Motion by Ms. Janet Kern and seconded by Vice-Chairman Scott Kominkiewicz to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

Resolution PB 6-25

Application: 452-24

Applicant: Ultimate Home Properties, LLC

Attorney: John P. Brennan Jr. Esq.

Street Address: 528 Catherine Street

Block: 85 Lot: 10.01

Motion by Mr. George Baranowski and seconded by Ms. Janet Kern to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

Vice-Chairman Scott Kominkiewicz made a motion to accept, seconded by Ms. Janet Kern to accept the Minutes of December 18, 2024. Motion carried 9-0.

Chairman Dr. Jorge Gonzalez-Gomez then reviewed the evenings agenda.

COMPLETENESS

Application: 453-24, Applicant: 139 S Rosewell, LLC
139 S Rosewell Street/Block: 161.02, Lot: 21 & 22

Completeness Committee member Ms. Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated January 10, 2025, regarding Application #453-24, 139 S Rosewell, LLC location 139 S Rosewell Street recommending **COMPLETE**.

Motion by Mr. William DeMasi and seconded by Mr. George Baranowski to accept the recommendation of Complete for Application #453-24, 139 S Rosewell, LLC location 139 S Rosewell Street Motion carried 2-0, 0 abstentions.

PUBLIC HEARING

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

Pending Transcript.

Motion by Mayor Fred Henry and seconded by Vice-Chairman Scott Kominkiewicz to open the meeting to the Public.

Motion by Ms. Janet Kern and seconded by Mr. William DeMasi to close the meeting to the Public.

Motion to approve the application was made by Mayor Fred Henry and seconded by Ms. Janet Kern. Motion carried 9-0, 0 abstentions. Application Approved

Application: 450-24, LE Development Group, LLC
205 Main Street/Block: 62, Lots: 10, 11 & 12

Pending Transcript.

Motion by Mayor Fred Henry and seconded by Ms. Janet Kern to open the meeting to the Public.

Motion by Vice-Chairman Scott Kominkiewicz and seconded by Ms. Janet Kern to close the Public portion of the meeting.

Motion to approve the application was made by Mayor Fred Henry and seconded by Mr. William DeMasi. Motion carried 9-0, 0 abstentions. Application Approved

DISCUSSION

Vice-Chairman Scott Kominkiewicz made a motion to open the public portion; seconded by Ms. Janet Kern.

No public comment was made.

Mayor Fred Henry made a motion to close the public portion; seconded by Vice-Chairman Scott Kominkiewicz.

Chairman Dr. Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, February 26, 2025, at 7:00 pm.

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

Respectfully submitted,

Beth Magnani
Interim Planning Board Secretary