

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
FEBRUARY 26, 2025

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Vice Chairman Scott Kominkiewicz, Council President Mickey Gross, Mayor Fred Henry, Mr. Gregory Czoch, Ms. Janet Kern, Mr. William DeMasi, Mr. Andrew Horezga, and Ms. Amy Dundee

Members absent: Mr. George Baranowski, Mr. Francis Mulvey, Mr. Sean Li, and Mr. Michael Greenhaus

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

Chairman 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.

Ms. Janet Kern made a motion to accept, seconded by Mayor Fred Henry to accept the minutes of January 23, 2025. Motion carried 8-0, 1 abstention.

RESOLUTIONS

Resolution PB 7-25

Application: #450-24

Applicant: LE Development Group, LLC

Attorney: Brian Chewcaskie, Esq

Street Address of Property: 205 Main Street

Block: 62 Lot: 10, 11 & 12

Motion by Ms. Janet Kern and seconded by Mr. William DeMasi to accept the resolution as written. Motion carried 8-0, 1 abstention.

Resolution PB 8-25

Application: #454-24

Applicant: Andriy Tsyupa

Attorney: None

Street Address of Property: 407 Prospect Street

Block: 5 Lot: 1

Motion by Ms. Janet Kern and seconded by Vice-Chairman Scott Kominkiewicz to accept the resolution as written. Motion carried 8-0, 1 abstention.

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

PUBLIC HEARING

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

Chairman Dr. Gonzalez-Gomez informed the public that Mr. Horezga received notice and would recuse himself from the board.

The applicant's attorney requested that this matter be carried without further notice until Wednesday, March 26, 2025.

Ms. Janet Kern made a motion to accept, seconded by Mr. William DiMasi to accept this request to carry without further notice to Wednesday, March 26, 2025. Motion carried 8-0, 0 abstentions.

DISCUSSION

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

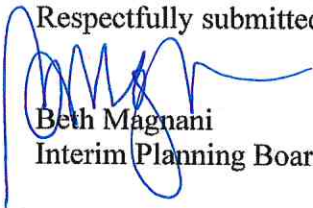
No public comment was made.

Ms. Janet Kern 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, March 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