

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

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Vice Chairman Scott Kominkiewicz, Council President Mickey Gross, Mayor Fred Henry, Mr. George Baranowski, Mr. William DeMasi, Mr. Andrew Horezga, Mr. Sean Li and Ms. Amy Dundee

Members absent: Mr. Gregory Czoch, Ms. Janet Kern, Mr. Francis Mulvey 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.

Council President Mickey Gross made a motion to accept, seconded by Mr. William DeMasi to accept the minutes of February 26, 2025. Motion carried 7-0, 2 abstentions.

**COMPLETENESS**

Application: 455-25, Applicant: Body Wellness & Rehabilitation, LLC  
200 Mason Avenue/Block: 35 Lot: 15

Completeness Committee member, Mr. William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc., dated March 24, 2025, regarding Application #455-25, Body Wellness & Rehabilitation, LLC location 200 Mason Avenue recommending **INCOMPLETE.**

Motion by Mr. William DeMasi and seconded by Mr. George Baranowski to accept the recommendation of Incomplete for Application #455-25, Body Wellness & Rehabilitation, LLC location 200 Mason Avenue Motion carried 2-0, 0 abstentions.

Application: 457-25, Applicant: Fox Houses LLC  
435 Wilmont Street/Block: 142 Lot: 8

Completeness Committee member, Mr. William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc., dated March 24, 2025, regarding Application #457-25, Fox Houses LLC location 435 Wilmont Street recommending **COMPLETE.**

Motion by Mr. William DeMasi and seconded by Mr. George Baranowski to accept the recommendation of Complete for Application #457-25, Fox Houses LLC location 435 Wilmont Street carried 2-0, 0 abstentions.

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

### **DISCUSSION**

Mr. James E. Stahl, Esq. informed the board of two (2) items. First item to report, the Completeness Committee will be disbanded as soon as the proposed amendment to the ordinance has been passed by City Council.

Second item, Mr. James E. Stahl, Esq stated that a letter was received by the Board Secretary, dated March 24, 2025, from Mr. Reginald Jenkins, Jr. Esq. regarding 139 S. Rosewell, LLC. They are requesting it to be carried with no further notice until Wednesday, April 23, 2025.

Mr. William DeMasi made a motion to approve the request, seconded by Mayor Fred Henry, and he asked, how many times are they permitted to carry this application? Mr. James E. Stahl's, Esq. responded there are no limits per MLUL, but a board policy could be established. Mr. Jason C. Valetutto, advised the board additional 1/3 escrow fees are required for resubmission. The members discussed requesting additional resubmission application fees to cover administrative staff costs. Mr. James Stahl, Esq. stated he would look further into this.

Motion was made by Mr. William DiMasi to approve their request to carry without notice the April 23, 2025, meeting, seconded by Mayor Fred Henry. Motion carried 9-0, 0 abstention.

Vice-Chairman Scott Kominkiewicz made a motion to open the public portion; seconded by Mr. George Baranowski.

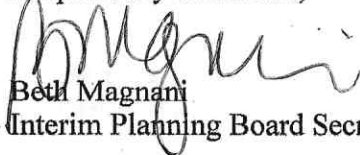
No public comment was made.

Mr. William DiMasi made a motion to close the public portion; seconded by Mr. George Baranowski.

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

Chairman Dr. Jorge Gonzalez-Gomez called this meeting to adjourn and wished everyone a Happy Easter. All in favor.

Respectfully submitted,

  
Beth Magnani  
Interim Planning Board Secretary