

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
May 28, 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. George Baranowski, Mr. Andrew Horezga, and Ms. Amy Dundee, Mr. Michael Greenhaus and Mr. Sean Li
Members absent: Mr. William DeMasi, Mr. Francis Mulvey and
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 Ms. Janet Kern to accept the minutes of April 23, 2025. Motion carried 9-0, 2 abstentions.

Mr. James E. Stahl, Esq stated that prior to the meeting Chairman Dr. Gonzelez-Gomez was sworn in as a Class 4 member.

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

COMPLETENESS

Application: #458-25
Applicant: Rahul Surana and Meena Rani Surana
Attorney: Peter U. Lanfrit, Esq.
Street Address of Property: 151 John Street
Block: 34 Lot: 22

Completeness Committee member Ms. Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated May 27, 2025, regarding Application #458-25, Rahul Surana and Meena Rani Surana, 151 John Street.

Motion by Ms. Janet Kern and seconded by Mr. George Baranowski to accept the recommendation of Complete for Application #458-25, Rahul Surana and Meena Rani Surana location 151 John Street Motion carried 2-0, 0 abstentions.

PUBLIC HEARING

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

A letter from the applicant's attorney dated May 21, 2025, was received. Mr. James Stahl, Esq. requested that this application be carried but will need to be re-notice for a future date.

Motion carried 9-0, 0 abstentions.

Application: #457-25, Applicant: Fox Houses LLC
Street Address of Property: 435 Wilmont Street
Block: 142 Lot: 8

Chairman Dr. Gonzalez-Gomez informed the public that Council President Gross received notice and would recuse himself from the board.

Refer to Transcript.

Motion by Ms. Janet Kern and seconded by Vice Chairman Kominkiewicz to open the meeting to the Public regarding this application.

Motion by Ms. Janet Kern and seconded by Mr. George Baranowski to close the Public portion of the meeting regarding this application.

Motion to approve the application was made by Vice Chairman Scott Kominkiewicz and seconded by Mr. Gregory Czoch. Motion carried 9-0,0 abstentions. Application Approved

DISCUSSION

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

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 Monday, June 9, 2025, at 7:00 pm.

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

Respectfully submitted,

Beth Magnani

Beth Magnani
Interim Planning Board Secretary