

CITY OF SOUTH AMBOY
PLANNING BOARD
SPECIAL MEETING/MINUTES

June 9, 2025

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Vice Chairman Scott Kominkiewicz, Council President Mickey Gross, Mayor Fred Henry, Mr. George Baranowski, Mr. Gregory Czoch, Mr. Francis Mulvey and Mr. Michael Greenhaus , Mr. Sean Li and Ms. Amy Dundee

Members absent: Mr. William DeMasi, Ms. Janet Kern, Mr. Andrew Horezga

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.

Mayor Fred Henry and Council President Micky Gross stepped down and recused themselves.

PUBLIC HEARING

Housing Element & Fair Share Plan
Round Four (2025-2035)
City of South Amboy
140 North Broadway

Prepared by Golda MacMillan, AICP/PP
Topology

Fourth Round Compliance Process and Requirements:

January 22, 2025 – Municipal Governing Body Adopts present & prospective need obligation numbers by resolution. Based on DCA October 2024 Report.

February 28, 2025 – Deadline to file an objection/challenge to obligation number.

March 1- April 1, 2025 – If challenged, review period by Affordable Housing Dispute Resolution Program.

June 30, 2025 – Deadline for adoption of Housing Element and Fair Share Plan (HEFSP) by Planning Board & subsequent endorsement by Township Committee.
July 1 – August 31, 2025 – Challenge Period of HEFSP

September 1 – December 31, 2025 – Resolution of challenges to HEFSP – between parties or through recommendations of Affordable Housing Dispute Resolution Program.

March 15, 2026 – Final Deadline for adoption of all implementation mechanisms in HEFSP.

Key Components of the HEFSP:

Introduction and Legal Background – A history of affordable housing law in NJ – from Mt. Laurel through the 2024 legislative reforms.

Housing Element – Summary of municipal characteristics like housing conditions, demographic conditions, employment data, etc.

Fair Share Plan – Municipality’s approach to meeting its affordable housing obligation.

Additional Requirements of Administrative Directive #14-24:

All ordinances and resolutions required to implement the plan, an affirmative marketing plan, a spending plan and municipal housing liaison/administrative agent.

South Amboy’s compliance strategy:

“Present Need Obligation” – Deficient/substandard housing units occupied by LMI households within a municipality. Estimate determined by Census data.

Obligations:

Present Need (rehabilitation) obligation – 22 credits (third round) + 19 credits (fourth round) = 41 credits (combined round 3 & 4)

Prospective Need Obligation – 68 credits (third round) + 49 credits (fourth round) = 117 credits (combined round 3 & 4)

Compliance strategy:

Present need (41): Participate in Middlesex County’s rehabilitation program:

Deferred payment loans to LMI homeowners for rehabilitation work by the County Division of Housing and Community Development.

Developer Fee Ordinance: Establish Affordable Housing Fund and program revenue to affordable housing, including rehabilitation to address substandard residential until occupied by LMI households.

Compliance Strategy:

Prospective Need Round Three 68:

Round 3 Prospective Need (Kinsey Figure) 68

Manhattan Beach Club - 51 of the 88 LMI units (51)

25% Rental Family Bonus Credits of Prospective Need (17)

Balance to Satisfy Round 3 – 0

Compliance Plan:

Round 4 Prospective Need 49

Manhattan Beach Club: 37 of the 898 LMI Units (37)

Capped at 25% Bonus Credits of Prospective Need (12.25)

Balance to Satisfy Round 4: 0

Next Steps:

Planning Board adopts HEFSP today.

Resolution and HEFSP filed within 48 hours with DCA.

June 18, 2025 – Endorsement of Adopted HEFSP by City Council.

July 1, 2025 – August 31, 2025 – Challenge Period of HEFSP

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

Ms. Mary Szaro

370 Fifth Street, South Amboy

She was looking for clarification within the report under the in the use of funds.

Ms. MacMillan refers to Page 157, Spending Plan, this will be adopted by the City Council. Spending is referring to the Legislation of use of funds of housing activity. The spending plan could be amended in the future.

Ms. Szaro, asked how does the spending plan apply to future revenue?

Ms. MacMillan answers, spending plans are really production and what also is being adopted is a developer feel that it is going to start formalizing the collection of any projects that meet the qualification. At this time, we cannot project what the revenue will be.

Vice Chairman Scott Kominkiewicz made a motion to close the public portion; seconded by Mr. Greg Czocho.

RESOLUTIONS

Resolution PB 9-25

Housing Element & Fair Share Plan
Round Four (2025-2035)

Motion by Mr. George Baranowski and seconded by Vice Chairman Scott Kominkiewicz to accept the Resolution as written. Motion carried 9-0, 0 abstention.

DISCUSSION

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

Mayor Fred Henry wanted to thank everyone for attendance, great presentation and their contributions.

Mr. Baranowski 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, June 25, 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