

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
July 30, 2025

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Council President Mickey Gross, Mr. Gregory Czoch, Ms. Janet Kern, Mr. George Baranowski, Mr. William DeMasi, Mr. Andrew Horezga, Mr. Michael Greenhaus, Mr. Sean Li, Ms. Amy Dundee

Members absent: Vice Chairman Scott Kominkiewicz, Mayor Fred Henry, Mr. Francis Mulvey

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 and seconded by Ms. Janet Kern to accept the minutes of May 28, 2025, and Special Meeting Minutes of June 9, 2025. Motion carried 9-0, 0 abstentions.

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

Planning Board member Mr. Andrew Horezga is present but will be recusing himself from the meeting and sitting in the gallery due to conflict with the Public Hearing application.

RESOLUTIONS

Resolution PB 10-25

Application: #457-25

Applicant: Fox Houses, LLC

Attorney: David Himelman, Esq

Street Address of Property: 435 Wilmont Street

Block: 142 Lot: 8

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

COMPLETENESS

Application: #459-25

Applicant: Christine Alkhawam (Towlen)

Attorney: n/a

Street Address of Property: 307 Main Street

Block: 64 Lot: 9

Completeness Committee member Mr. William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc, dated June 30, 2025, regarding Application #459-25, Christine Alkhawam (Towlen), 307 Main Street.

Motion by Mr. George Baranowski and seconded by Ms. Janet Kern to accept the recommendation of Complete for Application #459-25, Christine Alkhawam (Towlen), 307 Main Street. Motion carried 3-0, 0 abstentions.

Application: #460-25

Applicant: Aileen Velez

Attorney: n/a

Street Address of Property: 111 S Pine Avenue

Block: 75 Lot: 3

Completeness Committee member Mr. William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc, dated July 8, 2025, regarding Application #460-25, Aileen Velez, 111 S Pine Avenue.

Motion by Mr. George Baranowski and seconded by Ms. Janet Kern to accept the recommendation of Complete for Application #460-25, Aileen Velez, 111 S Pine Avenue. Motion carried 3-0, 0 abstentions.

Application: #461-25

Applicant: Kacic, LLC

Attorney: Jacob P. Davidson, Esq

Street Address of Property: 103 S Broadway

Block: 37 Lot: 5

Completeness Committee member Ms. Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated July 21, 2025, regarding Application #461-25, Kacic, LLC, 103 South Broadway.

Motion by Mr. William DeMasi and seconded by Mr. George Baranowski to accept the recommendation of Complete for Application #461-25, Kacic, LLC, 103 South Broadway. Motion carried 3-0, 0 abstentions.

Application: #462-25

Applicant: Rafael Mendez

Attorney: Richard J. Angowski, Jr. Esq

Street Address of Property: 74 Raritan Reach Road

Block: 161.02 Lot: 20.13

Completeness Committee member Ms. Janet Kern stated she is in receipt of a letter from AJV Engineering Inc, dated July 21, 2025, regarding Application #462-25, Rafael Mendez, 74 Raritan Reach Road.

Motion by Mr. William DeMasi and seconded by Mr. George Baranowski to accept the recommendation of Complete for Application #462-25, Rafael Mendez, 74 Raritan Reach Road. Motion carried 3-0, 0 abstentions.

Application: #456-25

Applicant: Mach 8 Properties, LLC

Attorney: John S. Wisniewski, Esq

Street Address of Property: 3602 Highway 35

Block: 90 Lot: 1 & 2

Completeness Committee member Ms. Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated July 23, 2025, regarding Application #456-25, Mach 8 Properties, LLC, 3602 Highway 35.

Motion by Mr. William DeMasi and seconded by Mr. George Baranowski to accept the recommendation of Incomplete for Application #456-25, Mach 8 Properties, LLC, 3602 Highway 35. Motion carried 3-0, 0 abstentions.

PUBLIC HEARING

Application: #453-24

Applicant: 139 S Rosewell, LLC

Attorney: Reginald Jenkins, Jr., Esq

Street Address of Property: 139 S. Rosewell Street

Block: 161.02 Lots: 21 and 22

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

Pending Transcript.

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

Resident Andrew Horezga, residing at 120 South Rosewell Street had comments regarding the contamination of the land, timeline of their approval and willingness to build, their efforts on parking, and the exterior of the building. Please refer to pending transcript.

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 Mr. George Baranowski and seconded by Ms. Janet Kern. Motion carried 9-0,0 abstentions. Application Approved.

DISCUSSION

Mr. Sean Li made a motion to open the public portion; seconded by Mr. Michael Greenhaus.

No public comment was made.

Mr. Michael Greenhaus made a motion to close the public portion; seconded by Ms. Amy Dundee.

Chairman Dr. Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, August 27, 2025, at 7:00 pm.

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

Respectfully submitted,

Katie Rose Walenty

Katie Rose Walenty
Planning Board Secretary
Minutes approved 8-27-25