

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES

August 27, 2025

Members present: Vice Chairman Scott Kominkiewicz, Mayor Fred Henry, Council President Mickey Gross, Ms. Janet Kern, Mr. George Baranowski, Mr. William DeMasi, Mr. Francis Mulvey, Mr. Michael Greenhaus, Ms. Amy Dundee

Members absent: Chairman Dr. Jorge Gonzalez-Gomez, Mr. Gregory Czoch, Mr. Andrew Horezga, Mr. Sean Li,

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

Vice Chairman Scott Kominkiewicz 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.

Janet Kern made a motion and seconded by William DeMasi to accept the minutes of the July 30th, 2025, meeting. Motion carried 6-0, 3 abstentions.

Vice Chairman Scott Kominkiewicz then reviewed the evenings agenda.

COMPLETENESS

Application: #463-25

Applicant: AZ Holdings, LLC

Attorney: Thomas E. Downs, Esq

Street Address of Property: 241 Raritan Street

Block: 152 Lots: 2.01

Completeness Committee member George Baranowski stated he is in receipt of a letter from AJV Engineering, Inc, dated August 22, 2025, regarding Application #463-25, AZ Holdings, LLC, 241 Raritan Street.

Motion by George Baranowski and seconded by William DeMasi to accept the recommendation of Incomplete for Application #463-25, AZ Holdings, LLC, 241 Raritan Street. Motion carried 3-0, 0 abstentions.

PUBLIC HEARING

Application: #458-25

Applicant: Rahul Surana and Meena Rani Surana
Attorney: Peter U. Lanfrit, Esq
Street Address of Property: 151 John Street
Block: 34 Lots: 22

The owners of this property bought it in January 2021. There were no changes made to the property. There is a preexisting non-conforming 2 story dwelling that contains 4, 1-bedroom apartments. They are not proposing any physical changes or use to this property. The purpose is to address a bulk variance because of the impervious coverage. The prior owner removed a rear shed and expanded the pavement area on the site without a permit/or variance approval. The removal and expansion of the pavement increased the impervious coverage to 83.24 %, the allowed amount in the area is 60%. The owners are trying to legalize this and bring this property into compliance.

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

DISCUSSION

Janet Kern made a motion to open the public portion; seconded by Amy Dundee.

Walter Maier and Adrienne Salmon, address 114 South Broadway questioned why 103 South Broadway was not on the agenda for the meeting. They received a notice letter because they are located within 200 feet. Planning Board Secretary Katie Rose Walenty informed them that the applicant was unable to get the Home News Tribune noticing done on time and therefore had to be rescheduled for the September 24th meeting. They wanted to raise their concern of parking along Broadway.

Janet Kern made a motion to close the public portion; seconded by Amy Dundee.

Vice Chairman Scott Kominkiewicz, announced that the next scheduled meeting would be held in person on Wednesday, September 24, 2025 at 7:00 pm.

Vice Chairman Scott Kominkiewicz, called this meeting to adjourn.
All in favor.

Respectfully submitted,

Katie Rose Walenty

Katie Rose Walenty
Planning Board Secretary
Minutes approved 9-24-2025