

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
September 24, 2025

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

Members absent:

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.

Janet Kern made a motion and seconded by Scott Kominkiewicz to accept the minutes of the August 27th, 2025, meeting. Motion carried 9-0, 4 abstentions.

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

Resolution PB: 13-25

Amended Beach Club District Redevelopment Plan

B: 161.02 L:20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of 20.01

Motion by Scott Kominkiewicz and seconded by Janet Kern to accept the Resolution as written. Motion carried 9-0. 2 abstentions.

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 William DeMasi stated he is in receipt of a letter from AJV Engineering, Inc, dated September 19, 2025, regarding Application #463-25, AZ Holdings, LLC, 241 Raritan Street.

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

Application: #466-25
Applicant: Rockland National Development, LLC
Attorney: Evan Pickus, Esq./Pickus & Aronson
Street Address of Property: 211 First Street
Block: 51 Lots: 10

Completeness Committee member George Baranowski stated he is in receipt of a letter from AJV Engineering, Inc, dated September 22, 2025, regarding Application #466-25, Rockland National Development, LLC, 211 First Street.

Motion by George Baranowski and seconded by Janet Kern to accept the recommendation of Complete for Application #466-25, Rockland National Development, LLC, 211 First Street. Motion carried 3-0, 0 abstentions.

PUBLIC HEARING

Application: #459-25
Applicant: Christine Alkhawam (Towlen)
Attorney: n/a
Street Address of Property: 307 Main Street
Block: 64 Lot: 9

The applicant is seeking approval from the board for use and legalization of a third-floor attic. When the applicant purchased the home there was a preexisting fully finished attic and there were no permits for this construction. The applicant is now wanting to install HVAC into the attic. The attic is currently being used for storage but they would like to use it as an office space.

Mayor Fred A. Henry and Scott Kominkiewicz recused themselves due to being within 200 feet of this property and receiving notice.

Motion by William DeMasi and seconded by Janet Kern to open the meeting to the Public regarding this application.

Scott Kominkiewicz, 309 Main Street, as a neighbor he endorses this application.
Mayor Fred A. Henry, 304 Main Street, says they are exemplary neighbors and endorses this application.

Motion by Mickey Gross and seconded by Janet Kern to close the Public portion of the meeting regarding this application.

Motion to approve the application was made by Gregory Czoch and seconded by Janet Kern. Motion carried 9-0, 0 abstentions. Application Approved.

Application: #461-25
Applicant: Kacic, LLC
Attorney: Jacob P. Davidson, Esq
Street Address of Property: 103 S Broadway
Block: 37 Lot: 5

Refer to transcript.

Chairman Dr. Jorge Gonzalez recused himself due to being within 200 feet of this property and receiving notice.

Motion by William DeMasi and seconded by Janet Kern to open the meeting to the Public regarding this application.

Motion by William DeMasi and seconded by Janet Kern to close the Public portion of the meeting regarding this application.

Motion to approve the application was made by George Baranowski and seconded by Janet Kern. Motion carried 9-0, 0 abstention. Application Approved.

INFORMAL HEARING

Application: #465-25
Applicant: Sciortinos at Harborlights, INC
Attorney: Tom Lanza, Esq/Lanza & Lanza
Street Address of Property: 132 South Broadway
Block: 43 Lots: 12

Sciortinos at Harborlights, INC is proposing to add a first-class, high end party room on the second floor to hold events/holiday parties/buffets/etc. and in addition, an open rooftop area on the front corner of the building. Audio recording is available on the City website.

DISCUSSION

Janet Kern made a motion to open the public portion; seconded by William DeMasi.

Adrienne Salmon from 114 South Broadway inquired about bringing back the Cruise Nights on Broadway. Mayor Fred A. Henry said he will look into it.

Janet Kern made a motion to close the public portion; seconded by William DeMasi.

Chairman Dr. Jorge Gonzalez announced that the next scheduled meeting would be held in person on Wednesday, October 22, 2025 at 7:00 pm.

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

Respectfully submitted,

Katie Rose Walenty

Katie Rose Walenty
Planning Board Secretary
Minutes approved 10-22-25