

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
October 22, 2025

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

Members absent: Mr. Francis Mulvey, Mr. Sean Li

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

Dr. Jorge Gonzelz – Gomez presented Vice Chairman Scott Kominkiewicz with a Proclamation.

Roll call was taken at this time.

Council President Mickey Gross made a motion and seconded by Janet Kern to accept the minutes of the September 24, 2025, meeting. Motion carried 9-0, 0 abstentions.

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

PUBLIC HEARING

Application: #460-25

Applicant: Aileen Velez

Attorney: n/a

Street Address of Property: 111 South Pine Avenue

Block: 75 Lot: 3

The applicant proposes installing a 31’ x 25’ of pavers and a 4’ x 7’ pavers for a walkway in the applicant’s backyard. The purpose and reasoning for the installation are to make the backyard safer for her family. The installation of the pavers will be in the area between the garage and asphalt driveway. The walkway, which will be steppingstones, will be installed from the shed to the patio. The applicant consented to amending her application because during the application process, there were a few items identified that were not in the initial application originally, that warrant city approvals. By amending this application and adding these items that were not

previously approved, these will be granted approval. The shed located on the property was installed with no permits from the city. As well as an additional part of the fence that is enclosing the backyard with no permits. There is also a pile of gravel behind the fence and that needs to be removed.

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

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

Motion to approve the application was made by Mayor Fred A. Henry and seconded by Janet Kern. Motion carried 9-0, 0 abstentions. Application Approved.

Application: #462-25

Applicant: Rafael Mendez

Attorney: Jason Hawrylak, Esq

Street Address of Property: 74 Raritan Reach Road

Block: 161.02 Lot: 20.13

Refer to transcript.

Mayor Fred A. Henry and Council President Mickey Gross recuse themselves from this application due to a possible easement on City property.

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

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

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

DISCUSSION

Mayor Fred A. Henry made a motion to open the Public portion; seconded by Janet Kern.

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, November 12, 2025 at 7:00 pm.

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

Respectfully submitted,

Katie Rose Walenty
Planning Board Secretary
Approved 12-18-2025