

MINUTES FOR COUNCIL MEETING NOVEMBER 24, 2025

The Meeting was called to order by Council President Gross at 7:00 P.M. The City Clerk read the Opening Prayer, all recited the Pledge of Allegiance and roll call was taken.

PRESENT: Councilman Conrad, Councilwoman Dato, Councilman Lenahan, Councilman Reilly, and Councilman Gross

ABSENT:

ALSO PRESENT: David S. Kales, Business Administrator, Aaron Rainone, City Attorney representative, Katie Rose Walenty, Acting City Clerk, Mark Rasimowicz, City Engineer, Mark Herdman, OEM Coordinator, Kevin McManimon, Esq.

The Clerk read the Certification of Meeting Notice.

CONSENT AGENDA:

The following items are considered to be routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items unless a Council member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution NO. 25-208 through NO. 25-211 are hereby approved. **SECONDED by:** Mrs. Dato. **ROLL CALL VOTE:** **Ayes:** Conrad, Dato, Lenahan, Reilly, Gross Absent:

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- NO. 25-209 RESOLUTION APPROVING A VETERAN TAX EXEMPTION – HARRIS
- NO. 25-210 RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF SOUTH AMBOY AND THE COUNTY OF MIDDLESEX FOR PUBLIC HEALTH SERVICES AND ENVIRONMENTAL SERVICES
- NO. 25-211 RESOLUTION AUTHORIZING THE PERSON-TO-PERSON AND PLACE TO PLACE LIQUOR LICENSE NO. 1220-33-016-003 FROM RAYANNE, LLC TO D&J SOUTH AMBOY, LLC

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- NO. 25-208 RESOLUTION OF THE COUNCIL OF THE CITY OF SOUTH AMBOY REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) FOR AN EXTENSION OF TIME FOR THE AWARD OF A CONSTRUCTION CONTRACT FOR THE CITY OF SOUTH AMBOY, SHARED BIKE LANES PROJECT

Mrs. Dato asked if the bike lanes are what appear on Broadway currently. Mr. Rasimowicz confirmed those are shared bike lanes from the grant that we received. This Resolution approves an extension to utilize this grant once the projects of Phase 2 Broadway and South Pine are completed.

Mr. Conrad asked if it would be identical to what we've see on Broadway. Mr. Rasimowicz confirmed.

Mr. Conrad asked the status on the Ordinance on e-scooters. Mr. Kales verified that the Police Chief and Coughlin’s Law office is working on it and Mr. Rainone stated a draft is in progress.

NO. 25-211 RESOLUTION AUTHORIZING THE PERSON-TO-PERSON AND PLACE TO PLACE LIQUOR LICENSE NO. 1220-33-016-003 FROM RAYANNE, LLC TO D&J SOUTH AMBOY, LLC

Mrs. Dato asked what location and liquor license this is for. Mr. Gross clarified it is Lagodas.

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RESOLUTIONS:

RESOLUTION NO. 25-212

APPROVAL AND RELEASE OF MINUTES

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the November 5, 2025 Council Meeting.

MOVED by: Mr. Reilly of the Council of the City of South Amboy, that Resolution No. 25-212 is hereby approved. **SECONDED by:** Mrs. Dato **ROLL CALL VOTE:** Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.

RESOLUTION NO. 25-213

APPROVAL AND RELEASE OF CLOSED SESSION MINUTES

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby approves the 2/5/2020, 5/5/2021, 9/15/2021, 9/23/2021, 3/15/2023, 5/17/2023, 9/3/2025 closed session Council Minutes and approves the release, once the matter has been resolved.

MOVED by: _____ of the Council of the City of South Amboy, that Resolution No. 25-213 is hereby approved. **SECONDED by:** _____ **ROLL CALL VOTE:** Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.

RESOLUTION NO. 25-214

APPROVAL OF BILL LIST

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated November 20, 2025, as presented by the Chief Financial Officer.

BE IT FURTHER RESOLVED, that the bill list be appended to the official minutes.

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 25-214 is hereby approved. **SECONDED by:** Mr. Reilly. **ROLL CALL VOTE:** Ayes Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.

ADOPTION/SECOND READING

ORDINANCE 2025-18

ORDINANCE OF THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY APPROVING THE ASSIGNMENT OF A FINANCIAL AGREEMENT FROM SA 101 MAIN STREET URBAN RENEWAL LLC TO SOUTH AMBOY URBAN RENEWAL LLC

MOVED by: Mr. Conrad, of the Council of the City of South Amboy, that Ordinance #2025-18 is hereby adopted. **SECONDED by:** Mr. Lenahan **ROLL CALL VOTE:** Ayes Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross

Mr. Conrad asked if there was a timeline for occupancy. Mr. McManimon stated no. Mr. Conrad asked if there was anything down the pipeline. Mr. McManimon said he is not aware of anything. Mr. Conrad asked if there was anything in the agreement to ask them to hurry up. Mr. McManimon stated that the City is going to receive revenue from this project regardless of whether it is occupied or not. Mr. Conrad asked when payments start. Mr. Kales verified October 1st but due November 1st because of the last quarter and they have been billed already.

INTRODUCTION/FIRST READING

ORDINANCE 2025-19

AN ORDINANCE TO AMEND AND REVISE THE CITY OF SOUTH AMBOY DEVELOPMENT REGULATIONS, ARTICLE II, SECTION 53-2.1 APPLICATION PROCEDURE: CHECKLISTS AND SECTION 53-29 APPLICATION PROCEDURE

MOVED by: Mr. Conrad, that Ordinance #2025-19 be introduced on first reading and advertised for second reading which is scheduled for the December 17, 2025, meeting. **SECONDED by:** Mr. Lenahan **ROLL CALL VOTE:** Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross

Mr. Conrad stated it's a great idea to streamline these processes and this has been a discussion for a while, and this will help the public greatly.

INTRODUCTION/FIRST READING

ORDINANCE 2025-20

AN ORDINANCE TO AMEND AND REVISE THE MEMORIAL MEDICAL CENTER REDEVELOPMENT PLAN (the "Plan") (ORDINANCE NO. 8-2013) TO PROVIDE A MAXIMUM SQUARE FOOTAGE OF 42,000 SQUARE FEET OF RENTAL FLOOR AREA (the "Rental Area") FOR ANY SINGLE PERMITTED USE

MOVED by: Mr. Conrad, that Ordinance #2025-20 be introduced on first reading and advertised for second reading which is scheduled for the December 17, 2025, meeting. **SECONDED by:** Mrs. Dato, **ROLL CALL VOTE:** Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross

COMMENTS:

Mrs. Dato

- Turkey Trot on Thanksgiving at Raritan Bay Waterfront
- YMCA hosting a fundraiser 12/6 from 9am to 12pm. Families are \$25 and \$15 for singles.

- Carolyn Maxwell from Amboy Bayside News is in our prayers for her recovery
- On Thanksgiving, remember to be grateful and live for every moment and enjoy your family.

Conrad

- Question for the Business Administrator and the Rosewell project. BA David Kales said the package he said he received that he wasn't happy with and wants it to be resubmitted. Also, because we need two readings in a calendar year it was pushed to January. The hope is January 17th. Mr. Conrad asked if they have NJDEP process and the BA said they are signed off and Conrad and they are 95% cleanup and one more sample and test required by NJDEP.
- November 17 hosted a business workshop on small business development and economic development. Thank you to the County, Kathryn Kudelka and Mayor's office and Councilman Reilly. It was well attended and a great resource for small businesses owners.
- Grateful for South Amboy First Responders
- Sponsored by Friends of South Amboy, First Presbyterian Church, Democratic Organization, South Amboy Parade and the South Amboy schools put together packages of more than 50 at the food pantry for families in need.
- Thank all veterans and active military service members
- Happy Thanksgiving

Mr. Reilly

- The Business Summit had over 25 businesses attend. The Mayor and Council support and want to help this business to be given resources to succeed in town
- Thank you to our first responders and food pantry
- Happy Thanksgiving everyone
- Veterans Day services and thank you to the American legion
- The library has a lot of programs especially for kids from 12-16. Encourage all to visit.
- Friends of South Amboy event on 12/13 beginning at noon at the school gym.
- I would like to put on our city website on how to start a business

Mr. Lenahan

- Impressed by the youth at the Business summit and the funds available for e-businesses.
- Thank you for the first responders and volunteers to add to our quality of life
- Home decorating contest. 12/1 to 12/9 to register. Houses to be decorated by 12/11 Winner announced on 12/15 with a cash prize
- Christmas tree lighting on 12/5
- Holiday Light Trolley tour - tour the houses in decorator contest 5:30 6:30 7:30 8:30
- South Amboy Housing Youth Activity Advisory Committee collecting board games, crafts, scarves, gloves, mittens, families in need. Drop off at McCarthy towers, - Jamie Stratton 721-1831 ext. 4 or 5
- Happy Thanksgiving - Thank you to our folks in the Armed Forces and be grateful for your family

Mr. Gross

- Great job to Anthony and Tom on the Business Summit
- Happy Thanksgiving

Mayor

- Please check the website for information on our events
- Donations can be made for a lot of projects around town

- Business presentation a good program by the County
- Happy Thanksgiving

Mr. Kales

- Happy Thanksgiving
- Shredding event at the DPW
- DPW received their new machine - thank you to council for approving
- Ready for any winter storm salting or snow issue
- On 11/25 new senior bus will be delivered. Thank you for your support
- Our appeal on the Fair Share Housing has been submitted and waiting for our response they have until 12/31 to give us a response

Mr. Rainone

- Happy Holidays

Mr. Rasimowicz

- Happy thanksgiving

PUBLIC COMMENTS:

Mark Grossman, South Amboy

He and many residents have a recycling problem. They are instructed to put the can against curb on the street, and due to parking conditions, they are backed up with recycling, because they can't put it out correctly, putting cans outside of the cars and causing safety issues. Now there's bike lanes to even more restrict access where to put the receptacles. I am urging Council and Mayor to look at for future revision so space is placed by official ordinance where we can put these receptacles. Mr. Kales will look into it and have the Recycling coordinator to contact Mr. Grossman. Dato says she understands and thanks him for bringing it to our attention.

Brianne Peters, Highland Park

Attended October 15th meeting regarding the Immigration Trust Act asking Council to support. Mr. Gross responded that they are looking into and our Legal Counsel is not in attendance and it is under discussion with the Council.

Jacob Daniels, Highland Park

Would like to know how the City Council stands on the matter of the Immigrant Trust Act.

Mark Grossman, South Amboy

Need to stand up and defend our rights of the government.

ADJOURNMENT

On motion by Mrs. Dato, seconded by Mr. Conrad and passed unanimously, the meeting was adjourned at 7:43 pm.

Respectfully submitted,

Katie Rose Walenty

Acting Municipal Clerk

Minutes approved 12-17-2025