

MINUTES FOR COUNCIL MEETING DECEMBER 17, 2025

The Meeting held at South Amboy City Hall, 140 North Broadway, South Amboy, New Jersey, was called to order by Council President Gross at 6:00 P.M.

PRESENT: Councilman Conrad, Councilman Gross, Councilman Lenahan, Councilman Reilly.

ALSO PRESENT: Mayor Henry, David Kales, BA, Katie Rose Walenty, Acting City Clerk, Dan Balka, CFO, Mr. Rasimowicz, City Engineer and Christopher Zingaro, City Attorney Representative.

ABSENT: Councilwoman Dato

Council President read the Certification of Meeting Notice.

PROCLAMATION:

Surjit Singh

ANNUAL BOARD OF HEALTH MEETING

Gary Rojek from the Middlesex County Board of Health confirmed the City of South Amboy finished all required inspection for all divisions: environmental, nursing, health education, public health preparedness, and inspection.

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 Resolutions NO. 25-215 through NO. 25-225 are hereby approved. **SECONDED by:** Mr. Lenahan. **ROLL CALL VOTE:**

Ayes: Mr. Conrad, Mr. Lenahan, Mr. Reilly, Mr. Gross Absent: Mrs. Dato

NO. 25-215 RESOLUTION AUTHORIZING BUDGET TRANSFERS IN ACCORDANCE WITH N.J.S.A 40A:4-58

NO. 25-216 RESOLUTION AUTHORIZING A VETERAN TAX EXEMPTION – MATSCHULAT

NO. 25-217 RESOLUTION AUTHORIZING TAX REFUND – O’GORMAN BROTHERS ENTERPRISES, LLC, 401 S. PINE AVENUE

NO. 25-218 RESOLUTION AUTHORIZING TAX REFUND – O’GORMAN BROTHERS ENTERPRISES, LLC, 403 S. PINE AVENUE

NO. 25-219 RESOLUTION AUTHORIZING TAX REFUND – O’GORMAN BROTHERS ENTERPRISES, LLC, 405 S. PINE AVENUE

NO. 25-221 RESOLUTION APPROVING THE 2026-2032 PBA/SOA AGREEMENTS

NO. 25-222 RESOLUTION AWARDED CONTRACT FOR ROAD IMPROVEMENTS BROADWAY PHASE 2 TO JADS CONSTRUCTION, CO.

NO. 25-223 RESOLUTION AUTHORIZING THE CITY OF SOUTH AMBOY TO RELEASE CERTAIN PERFORMANCE GUARANTEES PROVIDED BY SA 101 MAIN

STREET URBAN RENEWAL, LLC IN CONNECTION WITH A CONSTRUCTION PROJECT LOCATED ON REAL PROPERTY DESIGNATED AS BLOCK 160, LOT 1 ON THE OFFICIAL TAX MAPS OF THE CITY OF SOUTH AMBOY

NO. 25-224 RESOLUTION APPROVING CHANGE ORDER #1, FINAL PAYMENT #4 TO JADS CONSTRUCTIONS CO. AND RELEASE OF PERFORMANCE BOND, FOR 2024 ROADWAY IMPROVEMENTS – VARIOUS LOCATIONS – CSE SA-24-005-03

NO. 25-225 RESOLUTION AUTHORIZING THE PERSON TO PERSON TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE NO. 1220-44-001-016 from FRANELEN, LLC TO DEV J. PATEL

Motion by Mr. Conrad and seconded by Mr. Lenahan to pull Resolution No. 25-220

NO. 25-220 RESOLUTION AUTHORIZING A REFUND OF A RAFFLE LICENSE APPLICATION – SOUTH AMBOY PARADE COMMITTEE

MOVED by: Mr. Reilly of the Council of the City of South Amboy, that Resolution No. 25-226 is hereby approved. **SECONDED by:** Mr. Conrad. **ROLL CALL VOTE:** Mr. Conrad, Mr. Lenahan, Mr. Reilly. Abstain: Mr. Gross Absent: Mrs. Dato

RESOLUTIONS:

RESOLUTION NO. 25-226 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 24, 2025 Council Meeting.

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 25-226 is hereby approved. **SECONDED by:** Mr. Reilly **ROLL CALL VOTE:** Ayes: Mr. Conrad, Mr. Lenahan, Mr. Reilly, Mr. Gross. Absent: Mrs. Dato

RESOLUTION NO. 25-227 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 December 11, 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. 25-227 hereby approved. **SECONDED by:** Mr. Reilly. **ROLL CALL VOTE:** Ayes: Mr. Conrad, Mr. Lenahan, Mr. Reilly, Mr. Gross. Absent: Mrs. Dato

- Mr. Conrad asked for an update on the Ferry project payments. Mr. Rasimowicz said we are about 90% completed and will be finishing up in the next few months.

**ADOPTION/SECOND 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, of the Council of the City of South Amboy, that Ordinance #2025-19 is hereby adopted. **SECONDED by:** Mr. Lenahan. **ROLL CALL VOTE:** Ayes: Mr. Conrad, Mr. Lenahan, Mr. Reilly, Mr. Gross. Absent: Mrs. Dato

**ADOPTION/SECOND 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, of the Council of the City of South Amboy, that Ordinance #2025-20 is hereby adopted. **SECONDED by:** Mr. Reilly. **ROLL CALL VOTE:** Ayes: Mr. Conrad, Mr. Lenahan, Mr. Reilly, Mr. Gross. Absent: Mrs. Dato

COMMENTS:

Mr. Conrad

- Congratulations to Surjit on his Proclamation
- Thank you to all first responders
- Thank you and congratulations to Fire Chief Albarran on his past 3 years
- Thank you to Mayor and Business Administrator and please share to all employees the appreciation for them
- Happy Holidays

Mr. Reilly

- Thank you to school, donors, and sponsors for a successful Friends of South Amboy event
- Thank you to all first responders and food pantry volunteers
- Thank you to all residents in second ward
- Encourage all to read monthly letter in the SA Times
- Thank you to Fire Chief Albarran

Mr. Lenahan

- Thank you to volunteers and first responders
- Friends of South Amboy fundraiser was a great day
- Public Works did a fantastic job with the snow removal
- Thank you, first ward residents, Business Administrator, Council and Mayor in my first year
- Enjoy your holidays

Mr. Gross

- Congratulations to PBA/SOA on a great contract
- Thank you to Mark Herdman and for having a great OEM department
- Thank you to all City employees, Mayor and David Kales
- Merry Christmas, Happy Hannukah, Happy Kwanza

Mayor Fred A Henry

- Thank you to all that helped with all the city events, trolley, tree lighting and congratulations to Police department for winning
- Thank you to the Police department for the Blue Tree lighting which honors all who passed
- Friends of South Amboy is a wonderful organization and helps many people
- Public Works always do an excellent job but especially with the snow removal

- Thank you to all involved in the negotiations of the PBA/SOA contract
- Merry Christmas, Happy Hannukah, Happy Kwanza
- Thankful City Council, Dave and Katie Rose
- Thank you to Mark Herdman, Office of Emergency Management, for all his involvement and hard work

David Kales

- Thank you Detective Deausen and Lieutenant Noble for their time and effort in PBA/SOA contract negotiations
- Thank you to Fire Chief Albarran and congratulations
- The Public Works did a tremendous job with salting and snow removal
- Congratulations to the Police Department on winning the holiday light parade
- Happy Holidays
- Thank you to the Mayor, Council, and all employees for their hard work
- Thank you to Mark Herdman, he does a great job, and there is no one better in OEM

Mark Rasimowicz

- Happy Holidays

Christopher Zingaro

- No comments

PUBLIC COMMENTS:

Brianne Peters, Highland Park, NJ

- Looking for an update on the Immigrant Trust Act Resolution and if the City Council will pass it.

Mary Szaro, South Amboy, NJ

- As a lifelong resident, she has all the faith in the world the Police Department and City Council will do the right thing.

Jacob Daniels, Highland Park, NJ

- Looking for an update on the Immigrant Trust Act Resolution and if the City Council will pass it.

Fire Chief Rafael Albarran, South Amboy, NJ

- Thank you to Council and Fire department for all the support, trust, and cooperation during my last 3 years.

ADJOURNMENT

On motion by Mr. Conrad, seconded by Mr. Reilly and passed unanimously, the meeting was adjourned at 6:53 pm.

Respectfully submitted,

Katie Rose Walenty
Acting Municipal Clerk
Approved 1/7/2026