

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
December 18, 2025

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Ms. Janet Kern, Mr. George Baranowski, Mr. William DeMasi, Mr. Sean Li, Mr. Michael Greenhaus, Ms. Amy Dundee
Members absent: Mr. Francis Mulvey, Mayor Fred Henry, Council President Mickey Gross, Mr. Gregory Czoch, Mr. Andrew Horezga,
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 was seconded by Amy Dundee to accept the minutes of the October 22, 2025, meeting. Motion carried 7-0, 0 abstentions.

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

RESOLUTIONS

Resolution PB: 11-25

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

Motion by Janet Kern and seconded by William DeMasi to accept the Resolution as written.
Motion carried 7-0. 0 abstentions.

Resolution PB: 12-25

Application: #453-24

Applicant: 139 S Rosewell, LLC

Attorney: Reginald Jenkins, Jr., Esq

Street Address of Property: 139 S. Rosewell Street

Block: 161.02 Lots: 21 and 22

Motion by Janet Kern and seconded by William DeMasi to accept the Resolution as written.
Motion carried 7-0. 0 abstentions.

Resolution PB: 14-25

Application: #459-25

Applicant: Christine Alkhawam (Towlen)

Attorney: n/a

Street Address of Property: 307 Main Street

Block: 64 Lot: 9

Motion by Janet Kern and seconded by William DeMasi to accept the Resolution with the amended changes on number 9. Number 9 will now state "The attic cannot be converted to a separate apartment or bedroom without further Board approval. Motion carried 7-0. 0 abstentions.

Resolution PB: 15-25

Application: #461-25

Applicant: Kacic, LLC

Attorney: Jacob P. Davidson, Esq

Street Address of Property: 103 S Broadway

Block: 37 Lot: 5

Motion by Janet Kern and seconded by William DeMasi to accept the Resolution as written.
Motion carried 7-0. 0 abstentions.

Resolution PB: 16-25

Application: #460-25

Applicant: Aileen Velez

Attorney: n/a

Street Address of Property: 111 S Pine Avenue

Block: 75 Lot: 3

Motion by William DeMasi and seconded by Janet Kern to accept the Resolution as written.
Motion carried 7-0. 0 abstentions.

Resolution PB: 17-25

Application: #462-25

Applicant: Rafael Mendez

Attorney: Richard J. Angowski, Jr. Esq

Street Address of Property: 74 Raritan Reach Road

Block: 161.02 Lot: 20.13

Motion by William DeMasi and seconded by Janet Kern to accept the Resolution as written.
Motion carried 7-0. 0 abstentions.

COMPLETENESS

Application: #455-25

Applicant: Body Wellness & Rehabilitation, LLC

Attorney: Lawrence B. Sachs, Esq.

Street: 200 Mason Avenue

Block 35, Lot 15

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated November 10, 2025, regarding Application #455-25, Body Wellness & Rehabilitation, LLC, 200 Mason Avenue.

Motion by Janet Kern and seconded by William DeMasi to accept the recommendation of Complete for Application #455-25, Body Wellness & Rehabilitation, LLC, 200 Mason Avenue. Motion carried 3-0, 0 abstentions.

Application: #467-25

Applicant: Atohetar Abdulai

Attorney: No Attorney

Street: 331 Henry Street

Block 76, Lot 16

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated November 5, 2025, regarding Application #467-25 Atohetar Abdulai, 331 Henry Street.

Motion by George Baranowski and seconded by William DeMasi to accept the recommendation of Incomplete for Application #467-25 Atohetar Abdulai, 331 Henry Street. Motion carried 3-0, 0 abstentions.

Application: #468-25

Applicant: James DeLuca

Attorney: Jacob P. Davidson, Esq

Street Address of Property: 235 First Street

Block: 51 Lot: 1

Completeness Committee member Janet Kern stated she is in receipt of a letter from AJV Engineering, Inc, dated December 11, 2025, regarding Application #468-25 James DeLuca, 235 First Street.

Motion by George Baranowski and seconded by William DeMasi to accept the recommendation of Complete for Application #468-25 James DeLuca, 235 First Street. Motion carried 3-0, 0 abstentions.

PUBLIC HEARING

Application: #466-25

Applicant: Rockland National Development, LLC

Attorney: Evan N. Pickus, Esq

Street Address of Property: 211 First Street

Block: 51 Lot: 10

*Note: This application is carried with notice.

DISCUSSION

2026 Dates

January 28, 2026

February 25, 2026

March 25, 2026

April 22, 2026

May 27, 2026

June 24, 2026

July 22, 2026

August 26, 2026

September 23, 2026

October 28, 2026

November 24, 2026

December 17, 2026

New proposed time for 2026 meetings

PUBLIC SESSION

NEXT MEETING: January 28, 2026 at 6:30pm

DISCUSSION

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

Council President Mickey Gross made a motion to close the Public portion; seconded by Janet Kern.

Chairman Dr. Jorge Gonzalez announced that the next scheduled meeting would be held in person on Wednesday, January 28, 2026, at 6:30 pm.

Chairman Dr. Jorge Gonzalez called this meeting to adjourn.

All in favor.

Respectfully submitted,

Katie Rose Walenty
Planning Board Secretary
Approved 1-28-2026