

CITY OF SOUTH AMBOY  
PLANNING BOARD  
REGULAR MEETING/MINUTES  
JANUARY 28, 2026

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Mayor Fred Henry, Councilman Larry Lenahan, Gregory Czoch, Janet Kern, William DeMasi, Francis Mulvey, Michael Greenhaus, Amy Dundee  
Members absent: George Baranowski,  
Also present: Jason C. Valetutto, P.E., P.P., James E. Stahl, Esq

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.

Dr. Jorge Gonzalez-Gomez turned the meeting over to Mr. James E. Stahl, Esq. to manage the re-organization of the City of South Amboy Planning Board.

Mr. James E. Stahl, Esq asked for a Chairman nomination:

Ms. Janet Kern made a motion to nominate Dr. Jorge Gonzalez-Gomez as Chairman; seconded by Mr. Bill DeMasi. No other nominations were made. Motion carried 9-0.

Mr. James E. Stahl, Esq. turned the meeting over to Chairman Dr. Jorge Gonzalez-Gomez.

Chairman Dr. Jorge Gonzalez-Gomez asked for a Vice-Chairman nomination

Ms. Janet Kern made a motion to nominate Mr. Bill DeMasi as Vice-Chairman; seconded by Mr. Gregory Czoch. No other nominations were made. Motion carried 9-0.

**RESOLUTIONS**

**Resolution PB 1-26**

To Authorize Appointment of Board Secretary; Katie Rose Walenty  
Motion by Ms. Janet Kern and seconded by Mr. Bill DeMasi to accept the Resolution as written.  
Motion carried 9-0, 0 abstentions.

**Resolution PB 2-26**

To Authorize Professional Service of Attorney; Mr. James E. Stahl, Esq.  
Motion by Chairman Dr. Jorge Gonzalez-Gomez and seconded by Ms. Janet Kern to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

**Resolution PB 3-26**

To Authorize Professional Services of Planner; AJV Engineering, Inc.  
Motion by Ms. Janet Kern and seconded by Vice-Chairman Bill DeMasi to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

**Resolution PB 4-26**

Designating the Official Newspaper of Board Publication – Home News Tribune  
Motion by Vice-Chairman Bill DeMasi and seconded by Ms. Janet Kern to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

**Resolution PB 5-26**

Establishing Meeting Dates for Calendar Year 2026  
Motion by Chairman Dr. Jorge Gonzales and seconded by Ms. Janet Kern to accept the Resolution as written. Motion carried 9-0, 0 abstentions.

Mr. James E. Stahl, Esq. swore in Mr. Jason C. Valetutto, P.E., P.P. for the calendar year.

Ms. Janet Kern made a motion to accept, seconded by Vice-Chairman Bill DeMasi to accept the Minutes of December 18, 2025. Motion carried 9-0.

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

**PUBLIC HEARING**

Application: #455-25  
Applicant: Body Wellness & Rehabilitation, LLC  
Attorney: Lawrence B. Sachs, Esq  
Street Address of Property: 200 Mason Avenue  
Block: 35 Lot: 15

Application carried to March 25, 2026 meeting without notice provided they comply with the AJV Engineering Completeness letter.

**INFORMAL HEARING**

Application: #469-26  
Applicant: Robert Munck  
Attorney: none  
Street Address of Property: 324 & 326 Walnut Street  
Block: 136 Lot: 7 & 8

Mr. Munck is proposing to subdivide 324 and 326 Walnut Street. These 2 (two) lots were combined in error in 1980.

**DISCUSSION**

Ms. Janet Kern made a motion to open the public portion; seconded by Vice-Chairman Bill DeMasi.

No public comment was made.

Mayor Fred Henry made a motion to close the public portion; seconded by Ms. Janet Kern.

Chairman Dr. Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, February 25, 2026 at 6:30 pm.

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

Respectfully submitted,

Katie Rose Walenty  
Planning Board Secretary  
Approved 2-25-2026