

CITY OF SOUTH AMBOY  
PLANNING BOARD  
REGULAR MEETING/MINUTES  
FEBRUARY 25, 2026

Members present: Chairman Dr. Jorge Gonzalez-Gomez, Gregory Czoch, Janet Kern, William DeMasi, George Baranowski, Michael Greenhaus, Amy Dundee  
Members absent: Councilman Larry Lenahan, Francis Mulvey, Mayor Fred Henry,  
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.

Janet Kern made a motion and was seconded by Vice-Chairman Bill DeMasi to accept the minutes of the January 28, 2026, meeting. Motion carried 7-0, 0 abstentions.

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

**RESOLUTION**

**Resolution PB 6-26**

Planning Board reviewing:

**ORDINANCE NO. 2026-04**

AN ORDINANCE OF THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, ESTABLISHING AFFORDABLE HOUSING PROGRAM REQUIREMENTS AND ADOPTING REGULATIONS GOVERNING THE ADMINISTRATION OF VERY LOW-, LOW-, AND MODERATE-INCOME HOUSING UNITS

Kevin McManimon, Esq and Golda MacMillan, AICP, PP, PMP reviewed the Ordinance and answered questions from the Planning Board members.

Motion by Janet Kern, seconded by Vice-Chairman Bill DeMasi to open to the Public. With no one wishing to speak, motion by Janet Kern, seconded by Vice-Chairman Bill DeMasi, the Public portion was closed.

Motion by Janet Kern and seconded by Vice-Chairman Bill DeMasi to accept the Resolution as written. Motion carried 7-0, 0 abstentions.

**DISCUSSION**

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

No public comment was made.

Janet Kern made a motion to close the Public portion; seconded by Vice-Chairman Bill DeMasi.

Chairman Dr. Jorge Gonzalez-Gomez announced that the next scheduled meeting would be held in person on Wednesday, March 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  
Minutes Approved 3-25-26