

MINUTES FOR COUNCIL MEETING MARCH 4, 2026

The Meeting was called to order by Council President Gross at 6:00 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 Reilly and Councilman Gross

ABSENT: Councilman Lenahan

ALSO PRESENT: Mayor Fred A. Henry, Dan Balka, CFO, Katie Rose Walenty, Acting City Clerk, Mark Rasimowicz, City Engineer, Aaron Rainone, Esq. Law Director, David Kales, Business Administrator, Kristal Manion, QPA, Mark Herdman, OEM, Ken Kokosza, Fire Chief, Chief Patricia Kanecke, Police Chief, Jason Valetutto, Zoning Officer, Gregory Czoch, Construction Official, 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. 26-072 through NO. 26-075 are hereby approved. **SECONDED by:** Mrs. Dato. **ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Reilly, Mr. Gross. Absent: Mr. Lenahan.**

NO. 26-072 RESOLUTION SUPPORTING A DETOUR PLAN PROPOSED BY THE NEW JERSEY TURNPIKE AUTHORITY FOR IMPROVEMENTS TO GARDEN STATE PARKWAY DRAINAGE REPAIRS AT MILE POSTS 120.6 TO 123.6

NO. 26-074 A RESOLUTION RECOGNIZING RECEIPT OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR PROGRAM YEAR 2025-2026

NO. 26-075 RESOLUTION CERTIFYING ACTIVE MEMBERSHIP WITH SOUTH AMBOY FIRE DEPARTMENT FOR NEW JERSEY STATE FIREMEN'S ASSOCIATION ELIGIBILITY – MICHAEL J. ALFONSO

NO. 26-073 RESOLUTION APPROVING CHANGE ORDER NO. 8 FOR FERRY TERMINAL SITE IMPROVEMENTS- C-04-23-002-001 - KYLE CONTI CONSTRUCTION, LLC

Mr. Conrad asked what the overall percentage increase is for the project. Mr. Kales answered 4%.

RESOLUTIONS:

RESOLUTION NO. 26-076

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 February 18, 2026 Council Meeting.

MOVED by: Mrs. Dato of the Council of the City of South Amboy, that Resolution No. 26-076 is hereby approved. **SECONDED by: Mr. Conrad ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Reilly, Mr. Gross. Absent: Mr. Lenahan.**

RESOLUTION NO. 26-077

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 February 26, 2026, 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. 26-077 is hereby approved. **SECONDED by: Mrs. Dato . ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Reilly, Mr. Gross. Absent: Mr. Lenahan.**

ORDINANCES:

INTRODUCTION/FIRST READING

ORDINANCE 2026-05

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

MOVED by: Mr. Conrad, that Ordinance #2026-05 be introduced on first reading and advertised for second reading which is scheduled for the April 1, 2026 meeting.

SECONDED by: Mrs. Dato, **ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Reilly, Mr. Gross. Absent: Mr. Lenahan.**

Mr. Daniel Balka reviewed the Ordinance and the need for it.

INTRODUCTION/FIRST READING

ORDINANCE 2026-06

ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING EXECUTION OF AMENDED FINANCIAL AGREEMENT WITH MANHATTAN BEACH PHASE 1 URBAN RENEWAL LLC

MOVED by: Mrs. Dato, that Ordinance #2026-06 be introduced on first reading and advertised for second reading which is scheduled for the April 1, 2026 meeting.

SECONDED by: Mr. Conrad, **ROLL CALL VOTE: Mr. Conrad, Mrs. Dato, Mr. Reilly, Mr. Gross. Absent: Mr. Lenahan.**

Kevin McManimon, Esq reviewed the main points of the prior agreement of the project and what they are revising. Mr. McManimon answered questions from the Council members and engaged with members from the public.

ADOPTION/SECOND READING

ORDINANCE 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

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Ordinance #2026-04 is hereby adopted. **SECONDED by:** Mr. Reilly **ROLL CALL VOTE:**

Kevin McManimon, Esq reviewed the main points of the Ordinance. He answered questions from the Council members and engaged with members from the public.

COMMENTS:

Mr. Reilly

- Commented on the Rosewell project and that it is a wonderful deal and better agreement for the city.
- Thank you to the first responders.
- March 18th we are going to have the Boys Basketball team to recognize them for winning the Division.
- Government week April 12th - 18th. April 14th – session with Council at the Arts District to talk to your Council one on one.
- Every resident should be heard at our Council meetings, and we should not turn anyone away.

Mr. Conrad

- Condolences to the Womack family.
- DPW, OEM, Fire Dept, First Aid, Police, thank you for all your work these past few weeks/months with the weather.
- Happy Irish Heritage Month.
- Ramadan Mubarak.
- All armed personnel serving abroad, thank you for your service.

Mrs. Dato

- Thoughts to the Womack family.
- Local Lenten events are happening, and our reporters do a great job following them.
- Thank you to the department heads for being here.
- Thank you to all parties involved that handled the storm.

Mr. Gross

- Thank you to the department heads.
- Thank you to our First Responders.
- March 15th is the Saint Patrick’s Day parade.
- Shout out to our staff and Kristal Manion for all her help.

Mayor Henry

- Prayers go out to the Womack family.

- Thank you to Kevin McManimon for his presentation.
- Thank you to Joe and Mary for their commitment to the project.
- Lots of 250th events coming up with the Historical Society.
- Thank you to Dave, the DPW and first responders for their job on the blizzard.

Mr. Kales

- A huge team effort on the storm. Thank you to all the people that work for the City of South Amboy for a great job on the storm.

Mr. Rainone

- No comments

Mr. Rasimowicz

- No comments

Mr. Balka

- No comments

PUBLIC COMMENTS:

Joseph Szaro, South Amboy, NJ

- Commends the Fire department, First Aid, Police dept for their help to take care of his family emergency during the storm.

Chris Smiga, South Amboy, NJ

- Talked about the High School track team and the need for a track for the school and residents. Talked about the creation of a combined environmental shade tree and open space committee.

Brandon Russell, South Amboy, NJ

- Thank you to Mr. Kales for recommending sharing the Pilot revenue with the school.
- Talked about a grant from Speaker Coughlin for the baseball field renovations and the lack of update or movement.

Deborah Schesko, South Amboy, NJ

- Commented on the lack of plowing on her street during the storms.

Brian McLaughlin, South Amboy, NJ

- Commented on the YMCA pool and asking PILOT/Developers to fix the YMCA.
- Career fair flyer for the trades to post in City Hall.

Greg Babulak, South Amboy, NJ

- Asked for clarification on the 1-million-dollar grant and the status of why it was never applied to in the past.
- Asked for the total amount of money in the affordable housing trust funds from Station Bay.

ADJOURNMENT:

On motion by Mr. Conrad, seconded by Mrs. Dato and passed unanimously, the meeting was adjourned at 7:11pm.

Respectfully submitted,

Katie Rose Walenty
Approved 3-18-2026