

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

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

Members absent:

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.

Chairman Dr. Jorge Gonzalez-Gomez presented a Resolution to honor former Planning Board member Andrew Horezga.

Theresa Horzaga, sister of Andrew Horezga, thanked the City and Planning Board.

Chairman Dr. Jorge Gonzalez- Gomez asked the Attorney Mr. MacLeod to have a street in the new development named in honor of Andrew Horezga.

Vice Chairman Bill DeMasi made a motion and was seconded by Janet Kern to accept the minutes of the February 25, 2026, meeting. Motion carried 6-0, 3 abstentions.

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

**PUBLIC HEARING**

Application: #470-26

Applicant: Manhattan Bach Phase 1 Urban Renewal, LLC

Attorney: Cameron MacLeod, Esq

Street Address of Property: Rosewell Street

Block: 161.02 Lot: 20, 23, 24, 24.01

Chairman Dr. Jorge Gonzalez-Gomez stepped down as Chairman since he was noticed within 200 ft of the property and Vice Chairman Bill DeMasi took over.

Please refer to the transcript for application hearing and public comments.

Motion by Janet Kern, seconded by Councilman Larry Lenahan to open to the Public. Motion by Janet Kern, seconded by Michael Greenhaus to close the Public portion of the meeting.

Motion by Mayor Fred A. Henry to approve application, seconded by Amy Dundee. Motion carried 9-0. All in favor.

### **DISCUSSION**

Janet Kern made a motion to open the Public portion; seconded by Amy Dundee.

No public comment was made.

Janet Kern made a motion to close the Public portion; seconded by Amy Dundee.

Vice Chairman Bill DeMasi announced that the next scheduled meeting would be held in person on Wednesday, April 22, 2026 at 6:30 pm.

Vice Chairman Bill DeMasi called this meeting to adjourn.  
All in favor.

Respectfully submitted,

Katie Rose Walenty  
Planning Board Secretary  
Minutes approved 05-27-2026