

MINUTES FOR COUNCIL MEETING APRIL 1, 2026

The Meeting was called to order by Council President Gross at 6:00 P.M. The Law Director read the Opening Prayer, all recited the Pledge of Allegiance and roll call was taken.

PRESENT: Councilman Conrad, Councilwoman Dato, Councilman Lenahan, Councilman Reilly and Councilman Gross

ALSO PRESENT: Dan Balka, CFO, Aaron Rainone, Esq. Law Director, David Kales, Business Administrator, Mark Herdman, OEM, Michael Kelly, Fire Chief, Ken KKokosza, Fire Chief, Greg Czoch, Construction Official, Ken Krass, DPW Director, Daniel Holovacko, Police Captain.

The Law Director 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. 26-095 through NO. 26-099 are hereby approved. **SECONDED by:** Mrs. Dato. **ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.**

- NO. 26-095 A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR TREE ESCROW TRUST FUND N.J.S.A. 40A:5-29
- NO. 26-096 A RESOLUTION RECOGNIZING NJ LOCAL GOVERNMENT WEEK, AND ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES
- NO. 26-097 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH AMBOY APPROVING A SHARED SERVICES AGREEMENT WITH THE SOUTH AMBOY REDEVELOPMENT AGENCY
- NO. 26-098 A RESOLUTION RECOGNIZING THE RECEIPT OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS THAT WERE AMENDED FOR PROGRAM YEAR 2025-2026
- NO. 26-099 RESOLUTION OF THE CITY OF SOUTH AMBOY APPOINTING A MUNICIPAL HOUSING LIAISON

RESOLUTIONS:

RESOLUTION NO. 26-100
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 March 18, 2026 Council Meeting.

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 26-100 is hereby approved. **SECONDED by: Mr. Lenahan ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.**

RESOLUTION NO. 26-101

APPROVAL AND RELEASE OF EXECUTIVE CLOSED SESSION MINUTES

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby approve and release the Executive Closed Session Minutes of the March 18, 2026 Council Meeting.

MOVED by: Mrs. Dato of the Council of the City of South Amboy, that Resolution No. 26-101 is hereby approved. **SECONDED by: Mr. Conrad ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.**

RESOLUTION NO. 26-102

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 March 24, 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. 26-102 is hereby approved. **SECONDED by: Mrs. Dato. ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.**

ORDINANCES:

ADOPTION/SECOND 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)

OPEN PUBLIC
CLOSE PUBLIC

MOVED by: Mrs. Dato, of the Council of the City of South Amboy, that Ordinance #2026-05 is hereby adopted. **SECONDED by:** Mr. Conrad, **ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.**

ADOPTION/SECOND 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

OPEN PUBLIC
CLOSE PUBLIC

Kevin McManimon, Esq. made a presentation and answered questions from the Council. Jeff Bastow, Co-Owner of Claremont Developments, answered questions from the Council. Barbara Ehlen, Beacon Planning and Consulting Services, answered questions from the Council.

Brandon Russell, South Amboy, addressed the Council with concerns regarding community impact, the impact on taxpayers, and the affordable housing obligation.

Chris Smiga, South Amboy, addressed the Council with concerns regarding the HOA by laws with the possibility of these townhouses becoming rentals, comments on the Rutgers study regarding the population for school aged children, commenting on the HOA maintaining the stormwater management and the saltwater marsh.

Brian McLaughlin, South Amboy, asked questions regarding the change of the project from apartments to townhomes, after the PILOT is completed can the PILOT be renegotiated, the concern of the amount of vehicles/traffic moving out of the development.

Greg Babulak, South Amboy, addressed the Council on clarification about protection from the surge of the ocean, and the affordable housing obligations.

MOVED by: Mrs. Dato, of the Council of the City of South Amboy, that Ordinance #2026-06 is hereby adopted. **SECONDED by:** Mr. Conrad, **ROLL CALL VOTE: Ayes: Mr. Conrad, Mrs. Dato, Mr. Lenahan, Mr. Reilly, Mr. Gross.**

COMMENTS:

Mr. Reilly

- Asked for clarification on Resolution No. 26-098 which amended our CDBG grant from the playground to an ADA lift for the PD and City Hall. Mr. Kales confirmed that the playground is in a flood zone and cannot be insured.
- Thank you, first responders and food pantry volunteers.
- April 24th Knights of Columbus dinner being held for Ex Fire Chief Rafael Albarran.
- Happy Easter.
- Government week is the week of April 13th. On Tuesday, there is a meet and greet 5:30-7:30 with Council and Mayor.
- Recognizing Volunteers on April 15th, Mock Council Meeting and announcing the High School Essay contest winners.
- Commend Code and OEM for the First Street garage incident.
- Encouraged shop local and volunteering.

Mr. Lenahan

- Thank you, first responders and food pantry volunteers.
- There is a High School Baseball team clean up at Vets field April 3rd
- April 11th America's 250th trolley tour around town.
- April 16th celebrity story time and open house at the Library.
- April 27th Wellness Screening at Senior Center.
- Happy Easter.

Mr. Conrad

- April is National Volunteerism Month. We appreciate all our volunteers in our City.
- Happy Passover and Happy Easter
- God Bless our troops

Mrs. Dato

- Final fish fry fundraiser at the AOH.
- Camp Dill announced fish fry April 28th. Pick up at Presbyterian Church.
- Touch a Truck event on May 3rd at the Highschool.
- Thank you to the department heads for being here.
- Happy Easter and Happy Passover

Mr. Gross

- I will not be present at the next meeting and will try and call in.
- Complimented Councilman Reilly for putting together Government week.
- Congratulations on our honorees that will be honored during government week.
- Thank you to our first responders and volunteers.
- Thank you to all our Fire Chiefs
- Thank you to our department heads

Mr. Kales

- Thank you to my department heads
- I will be the celebrity reader at the library and we will be making sundaes
- Happy Easter

Mr. Rainone

- No comment

Mr. Rasimowicz

- Broadway Phase 2 will be starting at Augusta to Bordentown Ave in the next few weeks. Notices will be sent out to all residents.

PUBLIC COMMENTS:

Joe Szaro, South Amboy, NJ presented about municipal affordable housing funds for the American Legion project and asked action to be taken by the governing body.

Joel Bloom, Parlin, NJ, Department Vice Commander of the American Legion, presented about the multiple projects in NJ and the need to help veterans with a project in South Amboy.

Chris Smiga, South Amboy, NJ, commented on the David Street park news, support of the housing project for the American legion, Timeline for the ferry to be launched at the permanent location, parking lot on Broadway timeline and the landscape opportunity, update on construction of a park in the old coal docks, status of the fifth street pickle ball courts, grant opportunity part of the 152 million settlement to clean up the Raritan Bay in Old Bridge, they are allocating 17.6 million for multiple land/ocean/habitats, etc.

Brandon Russell, South Amboy, NJ commented on being 100% support of the Veteran Project what the city is doing to help with the municipal affordable housing funds.

Brian McLaughlin, South Amboy, NJ commented on the fire department volunteer issues and the need for a new firehouse.

Greg Babulak, South Amboy, NJ commented on talking to the developers to help with the American Legion project, thanked Councilman Reilly on government week.

Motion to close public meeting by Mr. Conrad and seconded by Mrs. Dato. All in favor.

Amendment to the Agenda by Law Director Aaron Rainone.

ADJOURNMENT PUBLIC PORTION OF THE MEETING TO GO INTO CLOSED SESSION

Motion to move into executive session motion by Mr. Gross and seconded by Mr. Conrad. All in favor.

On motion by Mr. Conrad seconded by Mr. Gross and passed unanimously, the meeting was adjourned at 9:00pm.

Respectfully submitted,

Katie Rose Walenty
Acting Municipal Clerk
Approved 4-15-2026