CITY OF PERTH AMBOY
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Helmin J. Caba, Mayor

MEETING AGENDA
CITY OF PERTH AMBOY
PLANNING BOARD
November 4, 2026

Technical meeting will begin at 6:30 P.M.
Regular Schedule Meeting will begin at 7:00 P.M.

1. Meeting called to order.
2. Salute to the flag
3. Sunshine Law

In accordance with the Open Public Meeting Act, it is hereby announced and shall be entered into the minutes of the regular and closed session meeting that adequate notice of this meeting has been provided by the following:

Notice has been posted on the Bulletin Board of the City Clerk at City Hall, 260 High Street, and remains on files at that location. Notice has been published in The Home News & Tribune, The Star Ledger and listed on the City of Perth Amboy's web page at www.perthamboynj.org.

4. Roll Call

Vote Order & Members

1. Mr. Anthony Hernandez, Secretary
2. Mr. Leonardo Lopez
3. Mr. Miguel Arocho
4. Ms. Hailey Cruz, Councilwoman
5. Mr. Carlos Leonardo
6. Ms. Rosemary Nivar
7. Ms. Marilou Villacis, Vice Chairman
8. Hon. H. Caba, Mayor/ Mr. Krunal Patel
9. Mr. Sergio Diaz, Chairman
10. Mr. Anthony L. Conte, Alt. 1
11. Ms. Marybeth Olive, Alt. 2

Planning Board Staff

Marc A. Leckstein, Planning Board Attorney
Mike McClelland, Planning Bd. Engineer
Veronica Pacheco, Recording Secretary
Rodolfo Rodriguez (Rudy)Zoning Officer

5. Old & New Business:

City Council submitted a request to the Planning Board to investigate whether the properties in the area generally bound by Fayette Street, State Street, Market Street and Elm Street, as well as properties located in the area generally bounded by Washington Street, Rector Street, Board Street and High Street, including properties with frontage on Broad Street, Rector Street and High Street commonly known on the City tax map as Block: 62, Lots: 2 through 25. Block: 63, Lots: 1, 2, 3.01, 3.02 and 4. Block 63, Lots: 6, 6.02 and 7. Block: 120, Lots: 1 through 7, 8.01 9.01, 10.01, 11.01, 12.01, 13.01 and 14.01. Block:120, Lots: 15 through 27. Block: 121, Lots: 1, 1.02, 1.03, 1.04, 2,3,4,5,6,7,8, 9,10,11, 12, 13,14, 15,16,17,18,19,20,21,24.01, 24.02,25,26 and 27. should be designated as an area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Law)

City Council submitted a request to the Planning Board to investigate whether the property commonly known on the City tax map as Block: 155, Lots: 1 through 26 (commonly known as 218-226 Fayette Street, 365 Maple Street and 219-237 New Brunswick Avenue) should be designated as an area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law
N.J.S.A. 40A12A-1, et seq. (OECD)

The study area for this report is comprised of only the properties identified in Resolution R-192-4/23 (Appendix A) or Resolution R-487-9/23 (Appendix B) which were not declared in need of rehabilitation via Resolution R-28-1/24 (Appendix C)

City Council submitted a request to the Planning Board approve amendments to the Focus 2020 Gateway Redevelopment Plan for Redevelopment Area 1, to revise Special Use Zone S-1P standards for the DPW site at 599 Fayette Street and 680 Smith Street, pursuant to the Local Redevelopment and Housing Law.

City Council submitted a request to the Planning Board to adopt First Street as the Redevelopment Plan for Block: 18, Lots: 63, 64. Also, "An Ordinance of the City of Perth Amboy, County of Middlesex, New Jersey Adopting the Downtown Redevelopment Plan for Various Blocks and Lots"

6. Pending Cases to be Scheduled: None
7. Application(s) to be heard: None
8. Memorialization: None
9. Approval of Minutes: September 2, 2026
11. Old Business: None
12. Roll call for an upcoming meeting: None
13. Adjournment: None

NEXT SCHEDULED REGULAR MEETING:
December 2, 2026