



CITY OF PERTH AMBOY
375 New Brunswick Avenue
Perth Amboy, New Jersey 08861.
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Helmin J. Caba, Mayor

MEETING AGENDA CITY OF PERTH AMBOY PLANNING BOARD

May 6, 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:

The Planning Board meeting will be held at the YMCA, 357 New Brunswick Avenue. 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. Halley 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: Continuation

CITY COUNCIL SUBMITTED TO THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTIES COMMONLY KNOWN ON THE CITY'S TAX MAP AS BLOCK:11, LOT:1.07, BLOCK:16, LOTS: 15 AND 15.01, BLOCK:17, LOTS: 1-8 AND 46-64, BLOCK: 35, LOTS: 44-52, 53.01, 53.02 AND 54-62, BLOCK: 36, LOTS: 1-11, 12.01 AND 13-15 BLOCK: 42, LOTS:25-48 (A/K/A CERTAIN PROPERTIES ON MARKET STREET, 125 SECOND STREET, 210-224 LEWIS STREET, 96- 132 SECOND STREET, 156-190 SECOND STREET, 147-201 SECOND STREET, 203-223 MARKET STREET AND 218-240 SECOND STREET) SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40:12A-1 ET SEQ.

6. Pending Cases to be Scheduled: None

7. Application(s) to be Heard:

**Docket # 3161 Smith Street, LLC
317 Convery Blvd
Perth Amboy, NJ 08861.**

The applicant is requesting Minor Subdivision approval, Major Site Plan approval and Preliminary Site Plan approval. Applicants are proposing to remove and replace existing car wash with an automotive filling station and a retail convenience store and construct a new car wash on adjacent vacant lot.

**Docket # 3137 439 CR Perth Realty, LLC
Route 35 & Sayre Avenue
Perth Amboy, NJ 08861.**

Applicant is requesting a Minor Site Plan approval, Use variance and bulk variance. Applicant is proposing to construct a 1, 985 square foot Popeye's restaurant with a drive thru.

8. Memorialization: None

9. Approval of Minutes: April 1, 2026

11. Old Business: None

12. Roll call for an upcoming meeting: None

13. Adjournment: None

**NEXT SCHEDULED REGULAR MEETING:
June 3, 2026**