MINUTES
PROCEEDINGS OF THE COUNCIL OF THE CITY OF PERTH AMBOY
JUNE 29, 2026
COUNCIL CHAMBERS

NOTICE OF MEETING

Regular Meeting of the Council of the City of Perth Amboy was held on Monday, June 29, 2026 in the Council Chamers, City Hall, Perth Amboy, New Jersey following the Caucus and Closed Session at 9:10 pm.

Presiding Officer of the Council, Milady Tejeda, advised the audience that notice of this meeting has been filed with the Home News Tribune, The Star Ledger and posted on the bulletin board in the City Clerk's office and on the City's website, indicating that today's meeting is being held following the Caucus and Closed Session in the Council Chambers, City Hall.

Council President Tejeda: As a courtesy to the Governing Body, I would ask all individuals present, including members of the audience, to please turn off all cell phones and electronic devices. Should you need to make a telephone call, please go out into the hallway and speak in a low voice so as not to disturb the ongoing meeting.

Council President Tejeda called the meeting to order with the following Council Members present: Hailey Cruz Batista, Stacey Peralta and Kenneth Puccio.

Councilwoman Rose B. Morales had an excused absence.

Also present at this meeting were: James Cryan, Business Administrator, William P. Opel, Esq., Director of Law and Victoria Ann Kupsch, City Clerk.

The Council President gave the invocation and led the audience in the Pledge.

ORDINANCE (PUBLIC HEARING)
(3 MINUTES MAXIMUM PER SPEAKER/PER ORDINANCE)

1. **AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "VEHICLES AND TRAFFIC"(ORDINANCE NO. 194-78 AS AMENDED)" ADOPTED SEPTEMBER 19,1978, ALSO KNOWN AS CHAPTER 414 ET SEQ OF THE CODE OF THE CITY OF PERTH AMBOY TO ADD A STOP SIGN ON ARNOLD AVENUE AT THE INTERSECTION OF ARNOLD AVENUE AND WEST SIDE AVENUE, A STOP SIGN ON MEREDITH STREET AND WEST SIDE AVENUE, AND A STOP SIGN ON PADEREWSKI AVENUE AT THE INTERSECTION OF PADEREWSKI AVENUE AND WEST SIDE AVENUE.**

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments. There were none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above Ordinance on second and final passage and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

2. **AN ORDINANCE AMENDING SECTION 6 (D) OF BOND ORDINANCE #1782-2015 OF THE CITY OF PERTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, FINALLY ADOPTED SEPTEMBER 9, 2015, IN ORDER TO INCREASE THE SECTION 20 COSTS.**

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments. There were none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above Ordinance on second and final passage and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

3. **AN ORDINANCE APPROPRIATING $800,000 FROM THE WATER/WASTEWATER CAPITAL OUTLAY FUND TO PROVIDE FOR THE INSTALLATION OF A NEW INTERCONNECTION IN AND BY THE CITY OF PERTH AMBOY, IN THE COUNTY OF MIDDLESEX NEW JERSEY.**

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments. There were none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above Ordinance on second and final passage and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

4. **AN ORDINANCE AMENDING AND SUPPLEMENTING THE ORDINANCES OF THE CITY, CHAPTER 202, ARTICLE 1, DRUG-FREE SCHOOL ZONES, TO REMOVE A SCHOOL ZONE.**

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments. There were none.

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above Ordinance on second and final passage and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

5. **AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "VEHICLES AND TRAFFIC"(ORDINANCE NO. 194-78 AS AMENDED)" ADOPTED SEPTEMBER 19,1978, ALSO KNOWN AS CHAPTER 414 ET SEQ OF THE CODE OF THE CITY OF PERTH AMBOY.**

   Re: Lane Use Regulations – Intersection of Dorsey and Smith Streets

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments. There were none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to adopt the above Ordinance on second and final passage and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

6. **AN ORDINANCE OF THE CITY OF PERTH AMBOY TO AMEND AN ORDINANCE ENTITLED "AN ORDINANCE DESIGNATING RESTRICTED PARKING SPACES FOR USE BY HANDICAPPED PERSONS" (ORDINANCE NO. 380-85 AND AMENDMENTS) ADOPTED JULY 2, 1985, ALSO KNOWN AS CHAPTER 255A ET SEQ OF THE CODE OF THE CITY OF PERTH AMBOY.**

   Re: Deletions

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments. There were none.

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to open public hearing on the above Ordinance and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above Ordinance on second and final passage and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

AGENDA

PUBLIC COMMENT – Citizens may address the Council on any matter on the agenda which does not have its own scheduled public hearing. Citizens shall be permitted to speak once for a maximum of Three (3) minutes.

R-247-6/26
Vince Mackiel of 215 Sheridan Street commented on the Rent Leveling Board, updating the current ordinance and questioned if there will be money in the budget to help tenants.

MINUTES

Regular Meetings
April 13 & 27, 2026

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to accept the minutes and was carried by the following vote: Yea—Council Member Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

REPORTS

1. **Fallon Barcheski, Tax Collector submitted the monthly report of collections for the month of May 2026.**

2. **Jill A. Goldy, CFO/Comptroller submitted the following:**
    - **Investment Report for May 2026.**
    - **Check Register Report for the month of May 2026 in the total amount of $19,458,724.11**

ORDINANCE (FIRST READING) NO PUBLIC DISCUSSION

1. **AN ORDINANCE OF THE CITY OF PERTH AMBOY TO AMEND AN ORDINANCE ENTITLED "AN ORDINANCE DESIGNATING RESTRICTED PARKING SPACES FOR USE BY HANDICAPPED PERSONS" (ORDINANCE NO. 380-85 AND AMENDMENTS) ADOPTED JULY 2, 1985, ALSO KNOWN AS CHAPTER 255A ET SEQ OF THE CODE OF THE CITY OF PERTH AMBOY.**

   Re: Addition

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above ordinance on first reading and public hearing for second and final passage be set down for the meeting of July 15, 2026 in the Council Chambers, City Hall following the Caucus and Closed Session of 5:30 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

2. **AN ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX APPROVING CERTAIN AMENDMENTS TO THE FOCUS 2020 REDEVELOPMENT PLAN-ALL AREAS, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above ordinance on first reading and public hearing for second and final passage be set down for the meeting of July 15, 2026 in the Council Chambers, City Hall following the Caucus and Closed Session of 5:30 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

3. **AN ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY APPROVING AN EASEMENT AND ACCEPTING DEDICATION OF A PORTION OF BLOCK 131, LOT 1.03 ON THE TAX MAPS OF THE CITY OF PERTH AMBOY AS A PUBLIC RIGHT OF WAY**

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to adopt the above ordinance on first reading and public hearing for second and final passage be set down for the meeting of July 15, 2026 in the Council Chambers, City Hall following the Caucus and Closed Session of 5:30 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

4. **ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY, AUTHORIZING CERTAIN STORMWATER DRAINAGE EASEMENTS WITHIN PORTIONS OF FRONT STREET AND FAYETTE STREET**

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above ordinance on first reading and public hearing for second and final passage be set down for the meeting of July 15, 2026 in the Council Chambers, City Hall following the Caucus and Closed Session of 5:30 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

5. **ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE TRANSFER OF THE PROPERTY DESIGNATED AS BLOCK 89.01, LOT 1 ON THE TAX MAPS OF THE CITY OF PERTH AMBOY TO THE PERTH AMBOY REDEVELOPMENT AGENCY AND REQUIRING THAT THE PROCEEDS OF THE SALE OF SAID PARCEL BE RETURNED TO THE CITY UPON SUBSEQUENT SALE OF THE PARCEL**

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt the above ordinance on first reading and public hearing for second and final passage be set down for the meeting of July 15, 2026 in the Council Chambers, City Hall following the Caucus and Closed Session of 5:30 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

RESOLUTIONS

Motion was made by Councilman Puccio, seconded by Councilwoman Cruz Batista to adopt R-244-6/26 – R-254-6/26.

Council President asked for comments. There were none.

The above Resolutions were adopted and carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

R-244-6/26 Authorizing emergency temporary appropriations to extend the CY 2026 temporary budget in the amount of $5,487,610.00. (CFO)

R-245-6/26 Authorizing change order no. 13 to the contract with Turco Golf, Inc. for the Veterans Memorial Youth League Complex Improvements in the amount of $14,130.00. (Recreation)

R-246-6/26 Accepting an award from the State of New Jersey Department of Community Affairs for the 2026 Recreation Opportunities for Individuals with Disabilities Grant in an amount of $20,000.00. (Recreation)

R-247-6/26 Authorizing the proper city officials to execute a contract with the Morris Habitat for Humanity for the Affordable Homeownership Construction Project of 99 Pearl Place and 101 Pearl Place in the amount of $148,222.97, in accordance with the Fifty & Fifty first program years of the Home Investment Partnership Program from the U.S. Department of Housing and Urban Development created by the National Affordable Housing Act of 1990 (NAHA). (OECD)

R-248-6/26 VOID

R-249-6/26 Authorizing cancellation of unexpended water/wastewater utility capital fund improvement authorizations in the amount of $375,753.39. (Water/Wastewater)

R-250-6/26 Authorizing the 2026-2027 Renewal of certain Plenary Retail Consumptions License effective June 30, 2026. (Clerk)

R-251-6/26 Authorizing accumulated leave payout for Roberto Puntiel in the amount of $1,114.676 based on separation from service on February 6, 2026. (BA)

R-252-6/26 Authorizing submission of an application to the NJ Department of Transportation Local Aid Infrastructure Funds (LAIF) in the amount of $1,737,454.50 for repaving and sidewalk improvements on Ashley Street, Wagner Avenue and Summit Avenue. (OECD)

R-253-6/26 Authorizing submission of an application to the NJ Department of Transportation Municipal Aid Grant Program FY 27 in the amount of $2,144,045.63 for the completion of improvements to Washington Street, Fayette Street and Kearny Avenue. (OECD)

R-254-6/26 Authorizing change order no. 1 to the contract for the NJDOT Road Rehabilitation and Improvements State Street and Lewis Street CSE No. PA20-005-01 to American Asphalt Milling and Pavement LLC reducing the original contract amount by $25,302.02 to which reduces the contract amount from $304,725.61 to $279,423.55.

COMMUNICATIONS

1. **NJDEP submitted a No Further Action Letter and Covenant not to sue regarding the remediation of one 1000 Gallon #2 heating oil UST at Block 280, Lots 12 & 13, at 452-454 Compton Avenue. (5/22/26)**

2. **NJDEP submitted a No Further Action Letter and Covenant not to sue regarding the remediation of one 1000 Gallon #2 heating oil UST at Block 196, Lot 20, at 535 Compton Avenue. (6/10/26)**

3. **NJDEP submitted a No Further Action Letter and Covenant not to sue regarding the remediation of one 550 Gallon #2 heating oil UST at Block 379.05, Lots 9-11, at 766 Convery Boulevard. (6/12/26)**

4. **NJDEP submitted suspected hazardous substance discharge notification regarding the contamination of air with natural gas due to a purge of gas for a line to go in service in front of 594 Smith St. (6/13/26)**

5. **NJDEP advising that a Land Use Permit Application has been received online for the NJDOT RT 35 Bridge Heards Brook Woodbridge CR at Block 397.17 Lot 35; Block 276, Lot 1; Block 547, Lot 1 (6/12/26)**

6. **NJDEP submitted a suspected hazardous substance discharge notification regarding the contamination of natural gas due to the gas company venting for maintenance until 1520 in front of 594 Smith St. (6/16/26)**

7. **NJDEP submitted a No Further Action Letter and Covenant not to sue regarding the remediation of one 1000 Gallon #2 heating oil UST removed and clean up pending at Block 21, Lot 40, at 130 Catalpa Avenue. (6/16/26)**

8. **NJDEP advising that it has established a Classification Exception Area/Well Restriction Area Associated with historic Fill at Willow Pond Park, 617 Dorothy Avenue. (6/16/26)**

9. **NJDOT advising that unfortunately, the need for local funding program far exceeds available, it is unable to provide funding for the Ashley Street Area, Wagner Avenue and Summit Avenue Improvement Project. (6/16/26)**

PUBLIC PORTION (3 MINUTES MAXIMUM PER SPEAKER)

Orlando Perez of Perth Amboy commented on the budget, the rise in the water and sewer rates and taxes and the effect it is having on the residents.

Vince Mackiel of Sheridan Street commented that residents that are in need, should have more resources.

COUNCIL COMMENTS

Councilwoman Cruz Batista thanked the Y for allowing the Council Meetings to take place in the theater room. She said the renovations to the Chambers are phenomenal.

Councilwoman Peralta welcomed everyone back to the chambers. She wished the students, teachers and parents a happy summer. She reminded everyone of the Fourth of July Celebration and to support the recreation department and local businesses. She added that the Council listens to residents concerns.

Councilman Puccio commented that part of the Council's job is to curtail spending. He said that the police and fire departments expenditures need to be looked at. He said there is a rumor that the heath care premium is going up.

Council President Tejeda said everyone's health care premium is going up. She said the administration is doing everything to make the budget easier on residents. She congratulated all the graduating students and wished everyone a safe Fourth of July.

ADJOURNMENT

There being no further business to come before the Council, motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to adjourn the meeting at 9:43 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Peralta, Puccio and Tejeda. Nay—none.

Victoria Ann Kupsch
City Clerk

Milady Tejeda
Council President