MINUTES
PROCEEDINGS OF THE COUNCIL OF THE CITY OF PERTH AMBOY
AUGUST 12, 2026
COUNCIL CHAMBERS

NOTICE OF MEETING

Regular Meeting of the Council of the City of Perth Amboy was held on Wednesday, August 12, 2026 in the Council Chambers, City Hall, Perth Amboy, New Jersey following the Caucus at 8:30 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 Milady 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, Rose B. Morales, Stacey Peralta and Kenneth Puccio.

Also present were James Cryan, Business Administrator; William P. Opel, Director of Law and Victoria Ann Kupsch, City Clerk.

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

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

1. **BOND ORDINANCE PROVIDING FOR THE REMOVAL AND REPLACEMENT OF AERATORS FOR THE RUNYON WATER TREATMENT PLANT IN AND BY THE CITY OF PERTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING $3,891,523 THEREFOR AND AUTHORIZING THE ISSUANCE OF $3,891,523 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF.**

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 close 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.

2. **ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY, CHAPTER 430, ZONING AND LAND DEVELOPMENT, ARTICLE X, PARKING, TO ESTABLISH THE REQUIREMENTS FOR PAYMENTS IN LIEU OF PARKING**

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 close 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 Pucci, 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.

No one wished to be heard.

MINUTES

June 29, 2026 – Council Meeting

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

REPORTS

1. **Fallon Barcheski, Tax Collector submitted the monthly report of collections for the month of June 2026.**
2. **Jill A. Goldy, Comptroller/CFO submitted the following:**
   - **Investment Report for June 2026**
   - **Check Register Report for the month of June 2026 in the total amount of $12,981,663.28**
3. **PKF O'Connor Davies submitted the Report of Audit for years ended December 31, 2025 and 2024**

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: Additions/Deletions

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 the Council to be held on September 9, 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 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: Stop Intersections & Through Streets

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 the Council to be held on September 9, 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. **ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, APPROVING CERTAIN AMENDMENTS TO THE FOCUS 2020 REDEVELOPMENT PLAN AREA 1, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

Mr. Opel gave a brief explanation of what the ordinance is approving. He said it sets development standards. He added that there is no set developer.

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 the Council to be held on September 9, 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 COUNCIL OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE ACQUISITION OF THE PROPERTY DESIGNATED ON THE TAX MAPS OF THE CITY OF PERTH AMBOY AS BLOCK 399.27, LOT 41 (COMMONLY KNOWN AS 564 N PARK DRIVE) FOR A PUBLIC PURPOSE PURSUANT TO *N.J.S.A*. 40A:12-5 AND *N.J.S.A*. 20:3-1, *ET SEQ.***

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 the Council to be held on September 9, 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 ACQUISITION OF THE PROPERTY DESIGNATED ON THE TAX MAPS OF THE CITY OF PERTH AMBOY AS BLOCK 127, LOT 15 (COMMONLY KNOWN AS 329-331 HIGH STREET) FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-5 AND N.J.S.A 20:3-1, ET SEQ.**

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 the Council to be held on September 9, 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.

6. **AN ORDINANCE OF THE CITY OF PERTH AMBOY, MIDDLESEX COUNTY, NEW JERSEY TO AMEND AN ORDINANCE ENTITLED "VEHICLES AND TRAFFIC" (ORDINANCE NO, 194-768 AS AMENDED) ADOPTED SEPTEMBER 19, 1978, ALSO KNOWN AS CHAPTER 414 ET SEQ OF THE CODE OF THE CITY OF PERTH AMBOY.**

   RE: Loading Zone – Cortland Street Location

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 the Council to be held on September 9, 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 Councilwoman Peralta, seconded by Councilwoman Cruz Batista to adopt R-300-8/26 – R-334-8/26 with the exception of R-328-8/26

R-297-8/26 Authorizing the reading of the 2026 Budget by title only. (Clerk)

(BUDGET TO BE READ BY TITLE PRIOR TO PUBLIC HEARING)

Motion was made by Councilman Puccioo, seconded by Councilwoman Cruz Batista to adopt the above Resolution.

Council President asked for comments. There were none.

The above Resolution was adopted and carried by the following vote: Yea-council Members Cruz Batista, Morales, Peralta, Puccio and Tejeda. Nay—none.

Jill A. Goldy, CFO/Comptroller read the budget by title.

Council President Tejeda thanked Ms. Goldy.

Mr. Cryan gave a presentation entitled, "Your Tax Dollars at Work." He then read a statement regarding the budgetary process.

Public Hearing on the CY 2026 Municipal Budget. (R-257-7/26)

Motion was made by councilman Puccio, seconded by Councilwoman Cruz Batista to open public hearing and wad varied by the following vote: Yea—Council Members Cruz Batista, Morales, Peralta, Puccio and Tejeda. Nay—none.

Council President asked for comments.

Vince Mackiel of 315 Sheridan Street questioned with the closing of the Keasbey firehouse if there will be any repercussion for the City. He added that the Rent Control Board needs significant support from the City.

Hector Gonzalez of 477 market Street questioned why the library was not included and asked for the total percentage of increase.

Mr. Cryan said the City has no say over the library.

Ms. Goldy said the overall increase is 7.24%.
Motion was made by Councilman Pucci, seconded by Councilwoman Cruz Batista to close the public hearing and was carried by the following vote: Yea—Council Members Cruz Batista, Morales, Peralta, Puccio and Tejeda. Nay—none.

R-298-8/26 Adopting the CY 2026 Municipal Budget. (BA)
(REQUIRES DLGS APPROVAL PRIOR TO ADOPTION)

Ms. Goldy advised that the City received approval from the Division to adopt the budget.

Motion was made by Councilman Puccio, seconded by councilwoman Cruz Batista to adopt the above Resolution.

Council President asked for comments. There were none.

The above Resolution was adopted and carried by the following vote: Yea-council Members Cruz Batista, Morales, Peralta, Puccio and Tejeda. Nay—none.

R-299-8/26 *Authorizing Emergency Temporary Appropriations to extend the CY 2026 Temporary Budget in the amount of $7,492,032.00. (Finance)*

The above Resolution was not needed since the budget was adopted.

R-300-8/26 Certifying to the Local Finance Board all members of the Governing Body have reviewed, as a minimum, the sections of the Annual Audit entitled "Comments and Recommendations". (Clerk)

R-301-8/26 Directing the Tax Collector to place a lien on 697 Hanson Avenue, Block 307, Lot 14.01, in the amount of $428.65 for charges incurred by the Department of Public Works to remedy a public nuisance. (DPW)

R-302-8/26 Directing the Tax Collector to place a lien on 554 Johnstone Street, Block 266, Lots 3 & 4, in the amount of $644.59 for charges incurred by the Department of Public Works to remedy a public nuisance. (DPW)

R-303-8/26 Consenting to the 2026-2027 Renewal of Plenary Retail Consumption License No. 1216 33-102-002 held in the name of United Poles in America Enterprise, Inc., 281 Grace Street, effective August 13, 2026. (Clerk)

R-304-8/26 Authorizing the person-to-person transfer of Plenary Retail Consumption License no. 1216-32-024-006 held in the name of A.C. Azcona, LLC t/a Gast Liquors at 434 State Street to Crystal Liquor, LLC. (Clerk)

R-305-9/26 Authorizing a refund in the amount of $100.00 to Justin Kijowski for the return of one gate key and one restroom key at the Harborside Marina. (DPW)

R-306-8/26 Authorizing accumulated leave payout for Jonathan Coronado-Castillo in the amount of $1,129.11 based on separation from service on July 1, 2025. (BA)

R-307-8/26 Authorizing a contract with Apruzzese, McDermott, Mastro & Murphy to represent the City in labor and employment matters for a period of one year commencing January 1, 2026, and terminating December 31, 2026 in an amount not to exceed $100,000.00. (Law)

R-308-8/26 Authorizing the temporary closure of Sadowski Parkway for Perth Amboy Day 2026 on September 12, 2026 from 8:00 am through 6:00 pm. (Recreation)

R-309-8/26 Authorizing the submission of an application to the New Jersey Urban Enterprise Zone Authority for the Urban Enterprise Zone Assistance Funds for the Independence Day Celebration in an amount not to exceed $175,000.00 for FY 2027 (OECD)

R-310-8/26 Authorizing the submission of an application to the New Jersey Urban Enterprise Zone Authority for the Urban Enterprise Zone Assistance Funds for public safety purposes in the Urban Enterprise Zone Program in an amount not to exceed $450,000.00 for FY 2027. (OECD)

R-311-8/26 Authorizing the submission of an application to the New Jersey Urban Enterprise Zone Authority for the Urban Enterprise Zone Assistance Funds for a Seasonal Clean Team Project in an amount not to exceed $200,000.00. (OECD)

R-312-8/26 Authorizing the submission of an application to the New Jersey Urban Enterprise Zone Authority for the Urban Enterprise Zone Assistance Funds for a Facade and Signage Program in an amount not to exceed $300,000.00. (OECD)

R-313-8/26 Authorizing submission of an application to the New Jersey Department of Community Affairs for the FY 2027 Recreation Opportunities for Individuals with Disabilities Grant. (Recreation)

R-314-8/26 Authorizing a contract with Hanan A. Boulas, Esq. to represent the City as Public Defender for the period commencing January 1, 2026 and terminating December 31, 2026 in an amount not to exceed $38,000.00. (Law)

R-315-8/26 Supporting redevelopment at 25 Second Street, Block 10, Lots 1.01, 1-12, Block 11, Lot 1.01; Block 16, Lots 1.01, 1-14, 15.01.

R-316-8/26 Authorizing change order no. one (1) to the contract with Rapid Pump & Meter Services Co. for the furnishing and replacement of three (3) variable frequency drives at the Second Street Sewerage Pumping Station Project in an amount not to exceed $5,000.00. (Water/Wastewater)

R-317-8/26 Authorizing change order no. four (4) to the contract with McCauley Construction Company, Inc. for the Veterans Memorial Youth League Complex Field House Renovation, located at 691 Dorothy Avenue in the amount of $5,737.00. (Recreation)

R-318-8/26 Authorizing change order no. five (5) to the contract with McCauley Construction Company, Inc. for the Veterans Memorial Youth League Complex Field House Renovation, located at 691 Dorothy Avenue in the amount of $8,011.83. (Recreation)

R-319-8/26 Authorizing change order no. one to the contract with P&A Construction, Inc. for Roadway Improvements to Penn Street, Johnstone Street and West Side Avenue, reducing the original contract amount by $76,562.18 to which reduces the contract amount from $1,283,150.51 to $1,206,588.33. (DPW)

R-320-8/26 Authorizing an affiliation agreement between Rutgers, the State University of New Jersey School of Social Work and the City of Perth Amboy Office on Aging for student practicum placements. (Human Services)

R-321-8/26 Authorizing Success Bound Partnership with Middlesex College - $5,000.00. (Human Services)

R-322-8/26 Authorizing the planting of a Liberty Tree and the installation of a commemorative sign within City Hall Circle Park. (BA)

R-323-8/26 Authorizing change order no. two to the contract with Aquatic Service Commercial Pool Service for contracting service related to the removal and replacement of the competition pool pump in an amount not to exceed $8,766.58. (DPW)

R-324-8/26 Authorizing a refund in the amount of $50.00 to Mark Rebovich for the return of one (1) gate key at the Harborside Marina. (DPW)

R-325-8/26 Authorizing extension of injury leave for Sergeant Joel Puntiel until November 3, 2026. (PD)

R-326-8/26 VOID

R-327-8/26 VOID

R-328-8/26 Recognizing the 25th Anniversary of September 11, 2001 and rescinding R-514-12/25.

Motion was made by Councilwoman Peralta, seconded by Councilwoman Cruz Batista to adopt the above Resolution.

Council President asked for comments.

Councilman Puccio explained that one person was missed. He said in December, he was not aware of this person and this resolution is to add his name.

Councilman Puccio read the resolution in full. He said we will never forget the sacrifice of Richie Rodriguez. There are several people who are extremely ill as a result of going to ground zero. He also mentioned several police and fire personnel who volunteered.

R-329-8/26 Approving the issuance of a Public Entertainment Permit to Live Love Laugh PA for a fundraiser to be held on August 15, 2026 from 12:00 Noon to 5:00 PM at Rudyk Park. (BA)

R-330-8/26 Accepting FY 2025 Local Solicitation, Edward Byrne Memorial Justice Assistance Grant- $158,358.00. (PD)

R-331-8/26 Application for 2026 Drive Sober or Get Pulled Over. (PD)

R-332-8/26 Contract with Colliers Engineering & Design, Inc. - Raritan Riverfront Park Project - $116,641.25 (Recreation)

R-333-8/26 Professional Service Contract with Suburban Consulting Engineers, Inc. – Proposed Veterans Park Sanitary Sewage Pump Station - $14,150.00. (Recreation)

R-334-8/26 Authorizing submission of an application to the NJDEP Hazardous Discharge Site Remediation Fund for a Preliminary Assessment/Site Investigation/Remedial Investigation Grant in the amount of $50,480.00 for the Seaman Avenue Property. (Recreation)

COMMUNICATIONS

1. **Roux, a Licensed Site Remediation Professional submitted a Response Action Outcome and Covenant Not to Sue for the remediation of the Case Name BP Perth Amboy III, 555 Market Street. (7/13/26)**

2. **NJDEP submitted a Suspected Hazardous Substance Discharge Notification regarding the contamination of land with #2 heating oil at 553 McKeon Street resulting from the removal of 1/1000 gallon UST. (7/15/26)**

3. **Woodbridge township Clerk submitted a copy of an Ordinance amending Chapter 150, Section 4 Entitled Definitions introduced on July 21, 2026. The public hearing is scheduled for August 4, 2026. (7/21/26)**

4. **Sayreville Clerk submitted a copy of an Ordinance Establishing a Temporary Rezoning on Development of Data Centers adopted on July 20, 2026. (7/22/26)**

5. **Woodbridge Township Clerk submitted a copy of an Ordinance amending Chapter 150, Entitled "Land Use and Development" to Eliminate Certain Payment-in Lieu of Construction Provisions and Establish Provisions Addressing Fractional Affordable Housing Obligations adopted on July 21, 2026. (7/22/26)**

6. **Roux submitted a copy of the NJDEP Public Notification and Outreach for BP Perth Amboy III, 555 Market Street. (7/23/26)**

7. **NJ Division of ABC submitted a Notice of Charges against plenary retail consumption license no. 1216-33-006-008, held in the name of El Tiro De Balilo steak House Bar and Grill, LLC at 519-521 State Street for violation of ABC regulations. The Division is seeking a 75-day suspension of the license. (7/23/26)**

8. **NJDEP submitted a copy of a Land Use permit application for Buckeye Perth Amboy received online. (7/24/26)**

9. **NJDEP submitted a Suspected hazardous Substance Discharge Notification regarding the contamination of land and water with motor oil resulting from illegal dumping of used motor oil onto the road and into a storm drain in front of 734 Charles Street. (7/24/26)**

10. **Langan Engineering and Environmental Services, LLC submitted a copy of the NJDEP Application for Individual Flood Hazard Area Permit and Flood Hazard Area Verification for Buckeye Perth Amboy Terminal, LLC at 380 Maurer Road, Block 481, Lot 1. (7/27/26)**

PUBLIC PORTION (3 MINUTES MAXIMUM PER SPEAKER)

Vince Mackiel of 315 Sheridan Street commented on the bond ordinance and questioned if the city has any shared services. He said the rescues demonstrated the need for help.

COUNCIL COMMENTS

Councilwoman Cruz Batista thanked everyone for participating, and Councilman Puccio for his advocacy for all

Councilwoman Morales thanked everyone and said it was great to hear from the rescues. She congratulated UDOPA on a great festival and Isabella pardo. She reminded everyone that the e-bike ordinance is in effect.

Councilwoman Peralta thanked everyone who attended the festival the organizers.

Councilman Puccio thanked the Mr. Cryan and Ms. Goldy for making the budget easier to understand. He said it's important to never forget. He thanked the Council, the Business Administrator and the Clerk.

Council President Tejeda thanked everyone who attended the meeting. and said the Council will look into helping the rescues. She congratulated Isabela Pardo and thanked Mr. Cryan, Ms. Goldy and all the directors for their work on the budget. She also thanked everyone who attended the UDOPA festival and the organizers.

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 9:33 pm and was carried by the following vote: Yea—Council Members Cruz Batista, Morales, Peralta, Puccio and Tejeda. Nay—none.

Victoria Ann Kupsch
City Clerk

Milady Tejeda
Council President