AGENDA
CAUCUS AND COUNCIL MEETINGS OF
NOVEMBER 9, 2026
COUNCIL CHAMBERS

NOTICE OF MEETING

Presiding Officer of the Council, Milady Tejeda wishes to advise 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 in the Council Chambers, City Hall, 260 High Street at 5:30 PM. The Council Meeting will follow the Caucus and Closed Session.

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.

PRESENTATION

Mayor Helmin J. Caba Recognizing Sudden Cardiac Arrest Awareness Month and Honoring David and Joanne Babbit and the John Taylor Babbit Foundation For their Donation of an AED and SaveStation to the Veterans Memorial Youth Complex

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

1. AN ORDINANCE AMENDING THE FOCUS 2020 GATEWAY REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA I, 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.

2. AN ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, ADOPTING THE FIRST STREET REDEVELOPMENT PLAN FOR BLOCK 18, LOTS 63 AND 64.

3. 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

4. AN ORDINANCE OF THE CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY ADOPTING THE DOWNTOWN REDEVELOPMENT PLAN FOR VARIOUS BLOCKS AND LOTS.

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.

TOPICS FOR DISCUSSION

1. Best Practices. (Jamie Cryan, Business Administrator)

REPORTS

1. Jill A. Goldy, CFO/ Comptroller submitted the following reports Check register for the month of September 2026 in the total amount of $15,281,859.57
   - **a.** Water/Wastewater Utility Revenue Report & Appropriation Status.
   - **b.** Current Fund Revenue Status & Appropriation Status.
   - **c.** Parking Utility Revenue Report & Appropriation Status.
   - **d.** Harborside Marina Utility Report & Appropriation Status.

ORDINANCE (FIRST READING)
NO PUBLIC DISCUSSION

1. AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "ORDINANCE FIXING AND ESTABLISHING A SCHEDULE OF SALARIES AND SALARY RANGES AND INCREMENTS FOR OFFICERS AND EMPLOYEES OF THE CITY OF PERTH AMBOY" (ORDINANCE. 218-79 AS AMENDED ADOPTED JULY 5, 1979.

   Re: Management and Non-Union

2. 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

RESOLUTIONS

R-414-11/26 Authorizing accumulated leave payout for Alexander Hernandez in the amount of $26,669.79 based om Separation from service on November 1, 2026. (BA)

R-415-11/26 Authorizing execution of a contract with Raritan Bay Area YMCA – Tenant Based Rental Assistance Program in the amount of $124,033.17 in accordance with the Fifty Second Program year 2026 home investment Partnership Program from the US Department of Housing and urban Development created by the National affordable Housing Act of 1990 (NAHA). (OECD)

R-416-11/26 Authorizing a contract with the Puerto Rican Association for Human Development – Senior Services Center in the amount of $21,166.67 in accordance with the Fifty Second Program year 2026 Community Development Block Grant from the U.S. Department of Housing and urban Development under urban Development Under Title 1 of the Housing and Community Development Act of 1974 as amended. (OECD)

R-417-11/26 Authorizing a contract with Blessings From Above –Service For a Purpose in the amount of $21,166.67 in accordance with the Fifty Second Program year 2026 Community Development Block Grant from the U.S. Department of Housing and urban Development under urban Development Under Title 1 of the Housing and Community Development Act of 1974 as amended. (OECD)

R-418-11/26 Authorizing a contract with the Jewish Renaissance Foundation – Alternative Education Institute (AEI)

in the amount of $21,166.67 in accordance with the Fifty Second Program year 2026 Community Development Block Grant from the U.S. Department of Housing and urban Development under urban Development Under Title 1 of the Housing and Community Development Act of 1974 as amended. (OECD)

R-419-11/26 Authorizing application for the 2027 Empower Every Coach Grant Program from the National Recreation and Park Association (NPRS) under the 2027 Empower Every Coach Grant Program in the amount of approximately $15,000.00 to provide enhanced training and professional development to youth sports coaches, engage community partners. (Recreation)

R-420-11/26 Authorizing application for the 2027 National Girls and Women In Sports Day Microgrant in the amount of $5,000.00 to host the free "Play, Lead & Belong" sports festival on February 15, 2027. (Recreation)

R-421-11/26 Authorizing application for the 2027 Increasing Access to Sports For Girls and Women- Community of Practice in the amount of $20,000.00 from the National recreation and Park Association (NRPA). (Recreation)

R-422-11/26 Accepting a grant from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2026 in the amount of $695,008.00 for the Community Development Block Grant (CDBG) and $496,132.69 for the Home Investment Partnership Program (Home). (OECD)

R-423-11/26 Approving the execution of a New Jersey Transit Corporation Non-Rental Construction/Occupancy Permit in Public thoroughfare for the Market Street Bridge in the amount of $1,570.00. (BA)

R-424-11/26 Approving the window contract C2600031 with Core Mechanical in an amount not to exceed $100,000.00 and authorizing change order no. 1 in the amount of $35,000.00 increasing the contract to a total amount of $135,000.00. (DPW).

R-425-11/26 Authorizing submission of an application to the Middlesex Couty Department of Community Services for the Code Blue warming Center Funding Opportunity. (BA)

R-426-11/26 Clarifying and confirming R-375-10/26 regarding the designation of certain properties located on the Second Street Corridor within the City, as an area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1,et seq. (OECD)

R-427-11/26 Directing the Planning Board to investigate whether the property commonly known on the City's Tax Maps as Block 101.04, Lots 1, 2, 3, 4, 5, 6, 7, 8, 36,37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48 (AKA 550 Smith street and 308-340 Convery Boulevard) should be designated as an area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, NJ.S.A. 40A:12A-1,et seq. (OECD)

R-428-11/26 Authorizing a professional services agreement with CDM Smith, Inc. for service line replacement planning and design. ( )

R-429-11/26 Authorizing change order no. 1 to the contract with Fischer Contracting, Inc. for concreate sidewalk replacement for a zero percent increase to the contract, with the contract price remaining unchanged at $369,151.50. (DPW)

R-430-11/26 Authorizing change order no. 3 to the contract with Suburban Consulting Engineers, Inc. for land surveying, engineering and environmental services associated with the Convery Boulevard safety improvements – survey, geotechnical, engineering services increasing the original contract amount by $24,000.00 from $190,190.00 to $214,190.00. (DPW)

R-431-11/26 Authorizing participation in the Middlesex County Opportunity Youth Work Experience Program. (Recreation)

R-432-11/26 authorizing execution of a contract with the Court Appointed Special Advocates (CASA) of Middlesex County in the amount of $21,166.67 in accordance with the Fifty Second Program year 2026 Community Development Block Grant from the U.S. Department of Housing and urban Development under urban Development Under Title 1 of the Housing and Community Development Act of 1974 as amended. (OECD)

R-433-11/26 Authorizing a contract with the Housing Authority of the City of Perth Amboy for the Housing Counseling and Credit Counseling Program in the amount of $21,166.67 in accordance with the Fifty Second Program year 2026 Community Development Block Grant from the U.S. Department of Housing and Urban Development under Title 1 of the Housing and Community Development Act of 1974 as amended. (OECD)

R-434-11/26 Authorizing execution of a contract with Raritan Bay Area YMCA – Center for Support, Success and Prosperity in the amount of $21,834.50 in accordance with the Fifty Second Program year 2026 Community Development Block Grant from

the U.S. Department of Housing and urban Development under urban Development Under Title 1 of the Housing and Community Development Act of 1974 as amended. (OECD)

R-435-11/26 Approving and authorizing the execution of a Last Change Agreement with Royal N Inc. t/a Court House Inn, d/b/a El Patio (licensee) holder of Plenary Retail Consumption License No. 1216-33-068-009, located at 417 Fayette Street. (Law)

COMMUNICATIONS

CLOSED SESSION RESOLUTION

R-413-11/26 Authorizing a closed session at the November 9, 2026, meeting to discuss the following:

1. Attorney client privileged discussion of contracts.

PUBLIC PORTION (3 MINUTES MAXIMUM PER SPEAKER)

COUNCIL COMMENTS

ADJOURNMENT

Victoria Ann Kupsch
City Clerk