



CITY OF PERTH AMBOY
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Helmin J. Caba, Mayor

MEETING AGENDA CITY OF PERTH AMBOY PLANNING BOARD September 2, 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 approve certain amendments to the Focus 2020 Redevelopment Plan- Area 1, pursuant to the Local Redevelopment and Housing Law.

6. Pending Cases to be Scheduled: None

7. Application(s) to be Heard: None

8. Memorialization: Docket # 3161 Smith Street, LLC

9. Approval of Minutes: August 5, 2026

11. Old Business: None

12. Roll call for an upcoming meeting: None

13. Adjournment: None

**NEXT SCHEDULED REGULAR MEETING:
October 7, 2026**