



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  
June 3, 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](http://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: 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.**

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

**8. Memorialization: Docket # 3160 Perth Amboy Liquors, LLC**

**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:  
July 1, 2026**

