



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
Revised**

January 7, 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.

4. Roll Call

Vote Order & Members

1. Ms. Marilou Villacis, Secretary
2. Mr. Leonardo Lopez
3. Ms. Monique Marsh-Olenik
4. Ms. Hailey Cruz, Councilwoman
5. Mr. Miguel Arocho
6. Ms. Rosemary Nivar
7. , Vice Chairman
8. Hon. H. Caba, Mayor/ Anthony Hernandez
9. Mr. Sergio Diaz, Chairman
10. Mr. Anthony L. Conte, Alt. #1
11. , 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 TO THE PLANNING BOARD TO INVESTIGATE WHETHER THE PROPERTIES COMMONLY KNOW 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, AND BLOCK 42, LOTS 25-48(A/K/A CERTAIN PROPRETIES 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 REDEVELPOMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

CITY COUNCIL SUBMITTED A REQUEST TO THE PLANNING BOARD TO REVIEW PROPOSED AMENDMENTS TO THE FOCUS 2020 REDEVELOPMENT PLAN-AREA3, NORTHERN INDUSTRIAL, PURSUANT TO LOCAL REDEVELOPMENT AND HOUSING LAW.

6. Pending Cases to be Scheduled: **Scheduled for February 4, 2026**

**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.

7. Application(s) to be Heard:

**Docket #3162 Perth A Urban Renewal, LLC
304 Front Street
Perth Amboy, NJ 08861.**

The applicant is requesting Major Site Plan approval, Major Subdivision approval, Major Site Plan approval. Applicant is proposing to construct 5 (4) story multifamily residential building with a total of 602 dwelling units, with 995 spaces of structured and surface parking, waterfront with playground and restaurant / retail, and associated landscaping, lighting, utilities, stormwater facilities, roadway improvements, bulkhead and other improvements.

8. Memorialization: None

9. Approval of Minutes: November 5, 2025

11. Old Business: None

12. Roll call for an upcoming meeting: None

13. Adjournment: None

**NEXT SCHEDULED REGULAR MEETING:
February 4, 2026**

