APRIL 17, 2024
REGULAR MEETING OF THE COUNCIL OF THE CITY OF NEW BRUNSWICK HELD ON APRIL 17, 2024 AT 5:30 P.M. IN COUNCIL CHAMBERS, CITY HALL

PUBLIC ANNOUNCEMENT

Please be advised that the notice requirements of the Open Public Meeting Act have been complied with and satisfied in that the annual notice, which gave sufficient notice of the time and place, and conduct of all public meetings of the Municipal Council of the City of New Brunswick, has been filed with the City Clerk, has been placed on an appropriate bulletin board in City Hall and has been transmitted to the official newspaper for the City of New Brunswick, namely The Home News Tribune.

The City Council met with all voting members of the City Council present.

Salute to the Flag..... Leslie R. Zeledón
Pause for a moment of reflection and silence.

Staff in attendance:

Public Information Officer Bert Baron
Deputy Clerk Shalon T. Bennett
Planning Director Daniel Dominguez
City Administrator Michael Drulis
Superintendent of the Water Utility Eric Ekoue
Assistant City Attorney Charly Gayden
Assistant City Administrator Brandon Goldberg
Deputy Chief of the Fire Department Hasahya Hirya
Police Department LT. James Hoover
Finance Department Staff Michael Licameli
Police Officer Jamaal James
Purchasing Agent Marie James
Finance Director Richard Mulrine
City Attorney TK Shamy
Fire Department Staff Cheryl Smith
Director of Water Department Alexei Walus
City Clerk Leslie R. Zeledón

On motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins and carried, the minutes of the previous Council Meetings held on March 6, 2024 were approved and adopted as engrossed.

Meeting called to order by Council President Rebecca Escobar with Council Members Anderson, Castaneda, Ferguson, Fleming, Gaskins and Sicora Ludwig present.

PUBLIC HEARING

PUBLIC HEARING REGARDING COMMUNITY BENEFITS AGREEMENT

City Attorney TK Shamy provided a brief overview of the Community Benefits agreement related to resolution R-042451.Christopher Paladino of DEVCO was introduced and stated this agreement is only the 2nd of its kind in the state of NJ. Mr. Paladino explained the recommendations of the 3 contributions: (2) additional training to hire programs with the opportunity to enter a career in the construction industry through in-person training and professional development program., with a monetary contribution of $200,000.00. A 2nd monetary contribution for the year 2024-2025 will be working with the Youth Advocates Program of Leaders in Training, with a monetary contribution of $256,000.00. The 3rd monetary contribution would be a One (1) Million-dollar contribution in a trust account, for the city's discretion to be used over the next 10 years for the community. The programs under the statute are to improve community health, safety, access to opportunities, recreational opportunities, general quality of life/ health in the city, environmental resilience and other locally prioritized health benefits in the community. Mr. Kratovil inquired on how the funds would be administered, suggested to have updates and public input. Ms. Moore stated she would look forward for funds to go towards the Code Blue program and a women shelter.
In response to Mr. Kratovil, Mr. Paladino stated the statute requires a three member of the public board to report the progress of the donations and usage to the State of New Jersey.

On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above public hearing closed at 5:55pm.

Roll Call:
Aye: Castaneda, Ferguson, Fleming, Gaskins, Sicora Ludwig, Anderson
Nay:
Abstain: Escobar
Motion carried.

O-042401	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.20 – HANDICAPPED PARKING, SECTION 10.20.010 – SCHEDULE 39 – "PARKING ZONES FOR HANDICAPPED PERSONS"** ADD: 106 PAULUS BOULEVARD 323 SOMERSET STREET

Council President Escobar opened the Public Hearing on the above ordinance.
Public Comment: None
On a motion of Council Member Gaskins, seconded by Council Member Sicora Ludwig, and carried, the above ordinance was adopted on Final Reading on April 17, 2024.

Roll Call:
Aye: Castaneda, Ferguson, Fleming, Gaskins, Sicora Ludwig, Anderson, Escobar
Nay:
Abstain:
Motion carried.

O-042402	**AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE NEW BRUNSWICK EASTON SOMERSET TRANSITIONAL REDEVELOPMENT PLAN AREA IN THE CITY OF NEW BRUNSWICK**

Council President Escobar asked Mr. Dominguez to give an overview on the above ordinance. The Public Hearing was opened on the above ordinance.
Public Comment: Mr. Kratovil and Ms. Moore inquired on the above ordinance. Mr. Dominguez

responded providing the sub areas for the redevelopment, mentioned the expansion of the hospital and redevelopment for a mixed-use apartment building.
On a motion of Council Member Gaskins, seconded by Council Member Sicora Ludwig, and carried, the above ordinance was adopted on Final Reading on April 17, 2024.

Roll Call:
Aye: Castaneda, Ferguson, Fleming, Gaskins, Sicora Ludwig, Anderson, Escobar
Nay:
Abstain:
Motion carried.

INTRODUCTION OF ORDINANCES

O-042403	**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND ESTABLISH A CAP BANK**

On a motion of Council Member Gaskins, seconded by Council Member Castaneda, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on May 1, 2024 at 5:30P.M. in the Council Chambers in City Hall.

Roll Call:
Aye: Castaneda, Ferguson, Fleming, Gaskins, Sicora Ludwig, Anderson, Escobar
Nay:
Abstain:
Motion carried.

COMMUNICATIONS

1. A letter from the Division of Alcoholic Beverage Control regarding NYS Inc; t/a Olive Branch, License No.: 1214-33-037-005.
2. A letter from State of New Jersey Department of Environmental Protection Contaminated Site Remediation & Redevelopment Ground Water Remedial Action Permit Transfer for 100 Jersey Avenue, Block: 242 Lot: 2.06 Permit #:RAP230002.
3. A notice from Public Service Electric and Gas Company regarding approval of incremental COVID-19 costs for recovery through a new special-purpose clause, and for authorization to recover uncollectible costs for gas through the societal benefits charge.
4. A notice from Public Service Electric and Gas Company regarding the matter of the Petition of PSE&G for approval of changes in its Electric Conservation Incentive Program, its Electric Green programs recovery charge and its Gas Green programs recovery charge.
5. A letter from Powers Kirn Counselors at Law regarding a foreclosure of 276 Ward Street, New Brunswick, NJ.
6. A Staff Report from Delaware and Raritan Canal Commission (D&R) regarding 703 Jersey Avenue – Proposed Container Storage Facility.
7. A letter from EARLE regarding Livingston Avenue Water Main Upgrades.
8. A notice from The City of New Brunswick Zoning Board of Adjustment regarding a public hearing to be held on April 22, 2024 at 7:30 p.m. in the Council Chambers, located at City Hall, 3rd floor, 78 Bayard Street, New Brunswick.

RESOLUTIONS

City Administrator Drulis provided an overview of the introduction of the 2024 Municipal Budget.
Public Comment: Ms. Moore mentioned a liter fine for Paul Dean and illegal dumping on private property. Ms. April McClous asked when the budget will be available. Mr. Mulrine responded. Christo spoke in regards to R-042450. Mr. Kratovil stated he appreciated the public hearing for the Community Benefits agreements and inquired on R-042453.
Resolutions R-042428 through R-042453, moved by Council Member Sicora Ludwig seconded by Council Member Gaskins and carried were adopted, on consent, by the Municipal Council, except abstains for R-042438 (M. Castaneda), R-042451 (R. Escobar).

Roll Call:

Aye: Castaneda, Ferguson, Fleming, Gaskins, Sicora Ludwig, Anderson, Escobar
Nay:
Abstain: Castaneda(R-042438) and Escobar (R-042451)
Motion carried.

NEW BUSINESS

Council President and City Administrator Drulis provided clarification on ambulance services throughout the city. Council President congratulated Firemen on their promotions and wished CM Castaneda a happy belated birthday. Danielle Moore spoke on behalf of M. Paul Dean. Ms. Moore mentioned Mr. Dean was arrested, squatters in his home, her mother's passing and a recent clean up at Mr. Dean's property. Arlene Vitanza mentioned there are hundreds of squatters near French street, Jersey Avenue, near the Blanquita Valenti School and at the BP gas station I am a registered nurse support S-275 to arrest the squatters. CM Gaskins stated the squatter situation is greater than just a municipal level and members of the legislature are working on it. Ms. Moore inquired on a suspension of a police officer, the protocol of search and mentioned her being in pain after an incident involving a police officer. April McClous suggested a night time shelter all year around, requested a general update on a day shelter and mentioned the ongoing matter on homelessness. Charlie Kratovil inquired on the status of the position of CM Fleming at Abundant Life Worship Church, a sexual harassment case, public funding, a murder that took place in New Brunswick and driving incidents involving the Fire Director. Christo from Edison stated he will file for an OPRA Request, questioned the amount of police presence and the status of Mr. Fleming with Abundant Life Worship Church.
On a motion regularly made, seconded and carried, the meeting adjourned at 6:53 P.M.

Leslie R. Zeledón
City Clerk

Rebecca Escobar
Council President