

MARCH 5, 2025
REGULAR MEETING OF THE COUNCIL OF THE CITY OF NEW BRUNSWICK HELD
ON MARCH 5, 2025 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:

Library Director Robert Belvin
Public Information Officer Bert Baron
Deputy Clerk Sharon T. Bennett
Assistant City Attorney Joseph Catanese
NBPA Director of Operations Harry Delgado
Planning Director Daniel Dominguez
City Administrator Michael Drulis
Assistant City Administrator Brandon Goldberg
Deputy Chief of Fire Department Hasahya Hirya
NBPD Captain James Hoover
Police Officer Jamal James
Utility Business Manager Michael Licameli
Fire Official Victor Ortiz
City Attorney TK Shamy
Executive Director of City Market Pamela Stefanek
Senior Citizen Resource Center Staff Lisa Troulis
Director of International Programs Michael Tublin
Director of Engineering and Public Works Thomas Valenti
Director of Water Department Alexei Walus
Law Department Staff Sarah Walus
City Clerk Leslie R. Zeledón
Administration Staff Michelle Zhu

On motion of Council Member Sicora Ludwig seconded by Council Member Gaskins and carried, the minutes of the previous Council Meetings held on January 22, 2025 were approved and adopted as engrossed.

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

PUBLIC HEARING

**DISTANCE WAIVER APPLICATION FOR DESTA ETHIOPIAN RESTAURANT, LLC
D/B/A DESTA ETHIOPIAN CUISINE/DASHEN ETHIOPIAN CUISINE
LIQUOR LICENSE NO.: 1214-33-078-009**

Mr. Shamy explained the reason for the distance waiver requirement for the above-mentioned liquor license.
Council President then opened the public hearing on the same.
Public Comment: Mr. Kratovil inquired on the above distance waiver. Ms. Zeledón responded.

On a motion of Council Member Fleming, seconded by Council Member Escobar, and carried, the above public hearing was closed.

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

O-022503	AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 3, REVENUE AND FINANCE, ESTABLISHING CHAPTER 3.18, “THE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM”
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Council President Anderson asked Mr. Dominguez to give an overview on the above ordinance. He then opened the Public Hearing on the same.
Public Comment: Ms. McClaus inquired on the above ordinance. Mr. Dominguez responded.
On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on March 5, 2025

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

O-022504	AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 3, REVENUE AND FINANCE, CHAPTER 3.36.040, “DISTRICT MANAGEMENT CORPORATION” RE: NEW BRUNSWICK CITY MARKET
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Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: None
On a motion of Council Member Sicora Ludwig, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on March 5, 2025.

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

O-022505	AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 3, REVENUE AND FINANCE, CHAPTER 3.28 – FEE SCHEDULE, SECTION 3.28.120 – “PARKS AND RECREATION FEES” RE: AMEND RECREATION FEES – FIELD DAY FOX MASCOT FEE
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Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: Ms. Moore inquired on the above ordinance. Council President Anderson responded.
On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on March 5, 2025.

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

O-022506	AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.28 – RESIDENTIAL PARKING PERMITS, SECTION 10.28.010 – SCHEDULE 41, “PARKING BY PERMIT ONLY IN DESIGNATED RESIDENTIAL AREAS”
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Council President Anderson asked Mr. Delgado to give an overview on the above ordinance. He then opened the Public Hearing on the same.
Public Comment: Ms. Moore inquired on the above ordinance. Council President responded.
On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on March 5, 2025.

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

O-022507	A SUPPLEMENTAL BOND ORDINANCE TO AMEND ORDINANCE O-102404 ORIGINAL APPROPRIATION AND ADD ADDITIONAL FUNDS IN THE AMOUNT OF \$725,000.00
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Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: Mr. Kratovil inquired on the above ordinance. Mr. Drulis responded.
On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on March 5, 2025.

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

O-022508	AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.16 – STOPPING, STANDING OR PARKING, SECTION 10.16.210, SCHEDULE 38, “TIME LIMIT PARKING AREAS” RE: SEAMAN STREET
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Council President Anderson asked Mr. Valenti to give an overview on the above ordinance. He then opened the Public Hearing on the same.

Public Comment: None.

On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on March 5, 2025.

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

INTRODUCTION OF ORDINANCES

O-032501	AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 13, PUBLIC SERVICES, ESTABLISHING CHAPTER 13.10, “PRIVATELY-OWNED SALT STORAGE”
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On a motion of Council Member Sicora Ludwig, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on March 19, 2025 at 5:30P.M. in the Council Chambers in City Hall.

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

COMMUNICATIONS

- 1. A letter from D & R Canal Commission regarding an application for a proposed warehouse at 695, 699 and 705 Joyce Kilmer Avenue.
- 2. A communication from Colm Atkins regarding the raised crossings being constructed by the new park on Neilson Street
- 3. A letter from the Department of State, New Jersey State Planning Commission regarding a public meeting on March 24, 2025.
- 4. A letter from KML Law Group, P.C. regarding a foreclosure for 3 Dewey Drive and 101 Seaman Street.
- 5. A letter from the City of New Brunswick Zoning Board of Adjustment regarding a public hearing being held on February 24, 2025.
- 6. A letter from Kelso & Burgess Attorneys at Law regarding an application preliminary and final site plan and variance approvals.
- 7. A letter from the State of New Jersey, Board of Public Utilities regarding the application of CSC TKR, LLC for a system-wide cable television franchise in multiple counties in New Jersey.
- 8. A letter from D & R Canal Commission regarding a demolition at 488 Easton Avenue.
- 9. A letter from KML Law Group regarding a HUD Foreclosure Commissioner’s Sale for 71 South Ward Street.

RESOLUTIONS

Council President Anderson asked Mr. Shamy, Mr. Dominguez and Mr. Valenti to provide an overview on R-032513, R-032519 and R-032521.

Public Comment: Ms. Moore inquired on R-032521 and R-032526. Mr. Dominguez responded. Ms. Cunningham inquired on R-032526. Mr. Dominguez responded. Ms. McClaus inquired on R-032505. Mr. Valenti responded. Mr. Kratovil inquired on R-032513. Council President Anderson responded. Mr. Sullivan inquired on R-032513. Mr. Shamy responded.

Resolutions R-032501 through R-032529 moved by Council Member Sicora Ludwig, seconded by Council Member Gaskins and carried were adopted, on consent, by the Municipal Council.

Roll Call:

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

NEW BUSINESS

Mr. Drulis updated the public on the new joint insurance fund to be utilized by the city, the Mid Jersey Insurance Fund-MJIF and the opioid grant. Capt. Hoover commented on a hit and run on Suydam Street, stating the driver was identified and summonses were given. Mr. Walus commented on the water quality, stating the water was safe but the taste was slightly saltier due to chloride levels with the changes in the weather. Council President Anderson reminded the public about daylight savings time. Danielle Moore mentioned an overdose by Pittman Park, a dead body at Pine Street Park, her phone being tracked. Ms. Moore also mentioned she is not a criminal and has been assaulted in a case of January 30th, which has been dropped. Carissa Cunningham stated the new Code Blue location is a better location, mentioned there is a waiting list for housing in Middlesex County and the need of a community effort for code blue and code red. April Nicklaus asked for an update on the library repairs, Mr. Belvin responded. Ms. Nicklaus also inquired on the budget process, Mr. Drulis responded. Charlie Kratovil stated he brings a camera to the council meeting to record for his YouTube channel. Chris provided an opinion to allow food in the code blue shelter, seeking clarity on the Homelessness Round Table since there is no dialogue forum. CM Escobar mentioned she attended Round Table meeting and explained the process of the use of forms for any concerns and named individuals who can assist with any concerns. Mr. Drulis followed up providing a contact number for Mr. Jones, Director of Human and Community Services. Julia of New Brunswick mentioned a concern related to “ICE” with a New Brunswick School covering the windows. CP Anderson advised Julia to also reach out to the Board of Education for questions or concerns.

On a motion regularly made, seconded and carried, the meeting adjourned at 6:44 P.M.

Leslie R. Zeledón
City Clerk

John Anderson
Council President