JULY 16, 2025
REGULAR MEETING OF THE COUNCIL OF THE CITY OF NEW BRUNSWICK HELD ON JULY 16, 2025 AT 5:00 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 five (5) voting members of the City Council present.

Salute to the Flag..... Shalon T. Bennett
Pause for a moment of reflection and silence.

Staff in attendance:

Library Director Robert Belvin
Deputy Clerk Shalon T. Bennett
NBPA Director of Operation Harry Delgado
Planning Director Daniel Dominguez
City Administrator Michael Drulis
Director of Social Services Melanie Ford
Assistant City Attorney Charly Gayden
Assistant City Administrator Brandon Goldberg
Deputy Chief of Fire Department Hasahya Hirya
NBPD Captain James Hoover
Police Officer Jamaal James
Utility Business Manager Michael Licameli
City Attorney TK Shamy
NBFD Staff Cheryl Smith
Executive Director of City Market Pamela Stefanek
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

On motion of Council Member Escobar seconded by Council Member Ferguson and carried, the minutes of the previous Council Meeting held on June 18, 2025 were approved and adopted as engrossed.

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

PUBLIC HEARING

O-062508	**AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE NEW BRUNSWICK NEW REDMOND II REDEVELOPMENT PLAN AREA IN THE CITY OF NEW BRUNSWICK**

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: Mr. Kratovil inquired on the above ordinance. Mr. Dominguez and Council President Anderson responded.
On a motion of Council Member Escobar, seconded by Council Member Ferguson, and carried, the above ordinance was adopted on Final Reading on July 16, 2025.

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

O-072501	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 17, ZONING** RE: SEVERAL PROPOSED AMENDMENTS FROM MASTER PLAN RE-EXAMINATION REPORT

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: None.
On a motion of Council Member Escobar, seconded by Council Member Ferguson, and carried, the above ordinance was adopted on Final Reading on July 16, 2025.

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

O-072502	**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 10.16.050 – SCHEDULE 29, "TIME LIMIT PARKING"** RE: GEORGE STREET, HANDY STREET, JONES AVENUE AND SUYDAM STREET

Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: None.
On a motion of Council Member Escobar, seconded by Council Member Ferguson, and carried, the above ordinance was adopted on Final Reading on July 16, 2025.

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

INTRODUCTION OF ORDINANCES

O-072503	**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: 286 COMSTOCK STREET 2 LAUREL PLACE HALE STREET (128 JOYCE KILMER AVENUE)

On a motion of Council Member Escobar, seconded by Council Member Ferguson, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on August 6, 2025 at 5:00 P.M. in the Council Chambers in City Hall.

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

COMMUNICATIONS

1. A letter from Roman E&G Corp. regarding Lead Line Service Replacement Program REBID, Contract 292-24WR, Bid Date 7/9/25.
2. A letter from AJV Engineering Inc. regarding 17 Harvey Street, New Brunswick, NJ Engineering Inspection of Site Improvements 19512.007.
3. A letter from MRLP (McCalla Raymer Leibert Pierce, LLP) regarding A Sheriff Sale for 99 Senior Street.
4. A letter from MRLP (McCalla Raymer Leibert Pierce, LLP) regarding a Mortgage Foreclosure for 102 Comstock Street.

5. A letter from Williams regarding Transcontinental Gas Pipe Line Company, LLC Notification of upcoming natural gas venting and associated operational activities Block 703.3 Lot 29.
6. A letter from DuBois & Associates regarding property at 837 Somerset Street Property Block 119 Lots 1 – 21 and 47 – 58.
7. A letter from Kelso & Burgess Attorney at Law regarding Bayard Group Urban Renewal, LLC Kirkpatrick St./Bayard St./New St. City of New Brunswick.
8. A letter from Pike Construction Co., LLC regarding 50 Nielsen Street – Request for Final Inspection, Stirlingside Residences, 50 Neilsen Street, New Brunswick.
9. A letter from Dynamic Engineering Earth Survey Traffic regarding classification exception area/well restriction area cea/wra) fact sheet forms, Warehouse Development at 701 Joyce Kilmer Avenue Block 321, Lot 8.05.
10. A letter from New Jersey Water Supply Authority regarding Public Notice in accordance with N.J.A.C. 7:7A-17 for NJDEP Freshwater Wetlands Permit Application Program Interest ID: 0000-25-0014.1; LUP250001 Delaware and Raritan Canal Maintenance Dredging Program.
11. A letter from Parker McCay regarding property Owner: Zailoon Ramjiawan, Property address 206 Sanford Street, Lot 38 Block 240 - Docket No. F-007915-24.
12. A letter from Middlesex County Department of Transportation regarding 2025 Milling and Paving at Various Locations in Middlesex County.

RESOLUTIONS

Public Comment: Mr. Kratovil inquired on R-072535. Mr. Drulis, Deputy Chief Hirya, Council Vice President Castaneda and Council President Anderson responded. Ms. Moore inquired on R-072535. Ms. Nicklaus inquired on R-072549. Mr. Dominguez responded. Daphne a resident from Highland Park and Mercer County inquired on R-072540 and R-072552. Mr. Dominguez responded. Resolutions R-072527 through R-072552 except R-072548 Pulled at the Request of the City Clerk, moved by Council Member Escobar seconded by Council Member Ferguson and carried were adopted, on consent, by the Municipal Council.

Roll Call:

Aye: Escobar, Ferguson, Fleming, Castaneda, Anderson
Nay:
Abstain: Castaneda R-072549
Motion carried.

NEW BUSINESS

Council President Anderson thanked Lauren McCann for her years of service and congratulated her on her retirement. CP Anderson also asked Mr. Drulis to give an update from the last council meeting. Mr. Drulis provided an update regarding the intersection of Suydam and Lee Avenue- stating the engineers will provide a report and meet in September, regarding the inquiry on unpaid workers compensation payments- all are current, the MCJIF-on July 13th met and approved a preliminary dissolution plan to be discussed at a public meeting on August 19, 2025, Code Red – 9 occurrences since July 9th serving 37 participants. Mr. Drulis additionally provided an update on the construction project for Jersey Ave and stated there are 124 affordable housing units currently in construction. Council President followed up on the Environmental Commission proposed resolution, Mr. Shamy then stated it has not been the usual practice of the council to get involved with state, municipal or federal matters. Danielle Moore spoke on having special vision where she called the fire department to assist 110 Bayard Street, an incident on June 25th with burning sockets and the possibility of her becoming homeless. Charlie Kratovil thanked the council and administration for the updates, inquired on the MCJIF meeting summary, stated there was no meeting minutes of the December 31, 2024 meeting of the MCJIF. Mr Kratovil then asked CVP if there are any plans for new parking decks, a status on a fire that took place at 111 Bayard Street, Mr. Valenti and Capt. Hoover Responded. April Nicklaus stated the council has taken action on other matters like the driver licenses' for the undocumented and asked why not on climate control. Council President Anderson and Council Member Escobar responded. Ms. Nicklaus also asked about the current infrastructure in place, Mr. Valenti stated the infrastructure is holding up well and provided details on the cleaning to prevent flooding. Carlos Ramirez recommended having a projector to be used during presentations and a monitor showing the time left for speakers approaching the council.

On a motion regularly made, seconded and carried, the meeting adjourned at 5:58 P.M.

Shalon T. Bennett
Deputy Clerk

John Anderson
Council President