OCTOBER 1, 2025
REGULAR MEETING OF THE COUNCIL OF THE CITY OF NEW BRUNSWICK HELD ON OCTOBER 1, 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 five (5) 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:

Administration Intern Aiden Andres
Public Information Officer Bert Baron
Deputy Clerk Shalon T. Bennett
Assistant City Attorney Joseph Catanese
NBPA Director of Operation 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
Purchasing Agent Marie James
Utility Business Manager Michael Licameli
Police Officer Martinez
Finance Director Richard Mulrine
City Attorney TK Shamy
Executive Director of City Market Pamela Stefanek
Senior Center Staff Lisa Troulis
Director of International Programs Michael Tublin
Director of Engineering and Public Works Thomas Valenti
Director of Water Department Alexei Walus
City Clerk Leslie R. Zeledón

On motion of Council Member Gaskins, seconded by Council Member Fleming and carried, the minutes of the previous Council Meetings held on September 3, 2025 were approved and adopted as engrossed.

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

PUBLIC HEARING

R-102500A	RESOLUTION TO READ 2025 CITY MARKET BUDGET BY TITLE

Council President Anderson asked City Clerk Zeledón to read R-102500A by title only.
Clerk Zeledón read Resolution R-102500A by title only.

Council President Anderson opened the Public Hearing on the budget being read by title only
Public Comment: None.

On a motion of Council Vice President Castaneda, seconded by Council Member Gaskins, and carried, the above resolution to read the Budget by title only was adopted.

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

	PUBLIC HEARING

Before opening the Public Hearing on the 2025 City Market Budget Council President Anderson explained the procedure. CP reminded the public to address all questions to the chair and when necessary, they will be referred to individual members of the Governing Body or Municipal Officials.
CP opened the Public Hearing on the 2025 City Market Budget.
Public Comment: Mr. Kratovil mentioned how he liked what the City Market is doing but was opposed to security services from TSRG.

Council President Anderson closes the public hearing on the 2025 City Market Budget.
On a motion of Council Vice President Castaneda, seconded by Council Member Fleming, and carried, the Budget Hearing was closed.

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

R-102500B	RESOLUTION TO ADOPT 2025 CITY MARKET BUDGET

On a motion of Council Member Castaneda, seconded by Council Member Fleming, and carried, the 2025 City Market Budget was adopted.

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

O-092507	**BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF $5,000,000.00 FOR THE WATER TREATMENT PLANT IMPROVEMENTS PROJECT IN AND BY THE CITY OF NEW BRUNSWICK AND AUTHORIZING THE ISSUANCE OF $5,000,000.00 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF**

Council President Anderson asked Mr. Walus to give an overview on the above ordinance. Then opened the Public Hearing on the same.
Public Comment: Ms. Malone, Ms. Singh and Ms. Rivera inquired on the above ordinance. Mr. Walus and Mr. Drulis responded. Council Member Gaskins gave a further overview of the ordinance.
On a motion of Council Member Fleming, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on October 1, 2025.

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

O-092508	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 12, STREETS, SIDEWALKS AND PUBLIC PLACES, CHAPTER 12.08 – STREET AND SIDEWALK EXCAVATIONS** RE: UPDATE PERMIT FEES

Council President Anderson asked Mr. Valenti to give an overview on the above ordinance. Then opened the Public Hearing on the same.
Public Comment: None.
On a motion of Council Member Escobar, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on October 1, 2025.

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

O-092509	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 13 – PUBLIC SERVICES, CHAPTER 13.04 – WATER SERVICE SYSTEM, SECTION 13.04.010 AND CHAPTER 13.08 – SEWER SERVICE SYSTEM, SECTION 13.08.340 – SCHEDULE A – SCHEDULE OF CHARGES** WATER RATES SEWER RATES

Council President Anderson asked Mr. Drulis to give an overview on the above ordinance. Then opened the Public Hearing on the same.
Public Comment: Mr. Kratovil and Mr. Morra inquired on the above ordinance. Mr. Drulis and Mr. Mulrine responded.
On a motion of Council Member Fleming, seconded by Council Member Gaskins, and carried, the above ordinance was adopted on Final Reading on October 1, 2025.

Roll Call:

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

INTRODUCTION OF ORDINANCES

O-102501	**CAPITAL ORDINANCE PROVIDING FOR VARIOUS WATER CAPITAL IMPROVEMENTS AND ACQUISITIONS, IN AND BY THE CITY OF NEW BRUNSWICK, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING $14,700,000 THEREFOR TO PAY FOR THE COST THEREOF**

On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on October 15, 2025 at 5:30 P.M. in the Council Chambers in City Hall.

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

O-102502	**CAPITAL ORDINANCE PROVIDING FOR VARIOUS SANITARY SEWER CAPITAL IMPROVEMENTS AND ACQUISITIONS, IN AND BY THE CITY OF NEW BRUNSWICK, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING $13,300,000 THEREFOR TO PAY FOR THE COST THEREOF**

On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on October 15, 2025 at 5:30 P.M. in the Council Chambers in City Hall.

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

O-102503	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 12, STREETS, SIDEWALKS AND PUBLIC PLACES, CHAPTER 12.08 – STREET AND SIDEWALK EXCAVATIONS** RE: STANDARDIZATION OF PERMIT EXTENSIONS

On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on October 15, 2025 at 5:30 P.M. in the Council Chambers in City Hall.

Roll Call:
Aye: Escobar, Fleming, Gaskins, Castaneda, Anderson

Nay:
Abstain:
Motion carried.

COMMUNICATIONS

1. A letter from State of New Jersey Department of Environmental Protection regarding Suspected Hazardous Substance Discharge Notification NJDEP Case Number: 25-09-18-1716-21.
2. A letter from Stanley Jay Appraisal Associates regarding Route 1 bridge over Raritan River Parcel 110, 20 U.S. Highway 1.
3. A letter from Matrix New World Engineering regarding Response Action Outcome, Case Name: PSE&G Jersey Avenue Substation at 786 Jersey Avenue.
4. A letter from NJ Transit regarding Senior citizens & disabled residents transportation assistance program informational public hearing.
5. A notice from Trillium I & M, LLC regarding application with Zoning Board of Adjustment seeking relief from a condition of approval previously imposed in connection with the Applicant's development application for property located at 13 Stone Street, New Brunswick, NJ.
6. A letter from S&E, PC regarding notice of filing of summons and complaint in Foreclosure of property located at 263 Seaman Street, New Brunswick.
7. A letter from David Krisch, Esq. of Friedman Vartolo LLP regarding an action to foreclose upon the premises located at 738 Cedar Court, New Brunswick, NJ.
8. A letter from D&R (Delaware and Raritan) Canal Commission regarding Jurisdictional Determination of projects located at 265 Delavan Street, 188 Fulton Street and 56 Morrell Street.
9. A letter from REA LLC regarding Request for Final Inspection at 50 Easton Avenue.
10. A letter from Hill Wallack LLP regarding foreclosure of property located at 92 Howard Street.
11. A letter from State of New Jersey Department of Law and Public Safety Division of Alcoholic Beverage Control regarding standard distribution of division's action in the matter of Disciplinary Proceedings against Pramuka Sai Inc; t/a What A Knight, license number: 1214-33-034-006.
12. A letter from United States Bankruptcy Court Northern District of Georgia Atlanta Division regarding Chapter 11, Case No. 25-52415 (SMS) On the Border Holding LLC.
13. A letter from Suburban Consulting Engineers, Inc. regarding 20 Triangle Road, New Brunswick, NJ.

RESOLUTIONS

Public Comment: CM Escobar acknowledged all the Rutgers Students civil engagement. Mr. Kratovil inquired on R-102507, R-102518 and R-102519. Mr. Valenti, Mr. Dominguez, Mr. Shamy and the developer of the project for R-102519 Mr. Marshall responded as well.
Resolutions R-102501 through R-102519, moved by Council Member Fleming, seconded by Council Member Gaskins and carried were adopted, on consent, by the Municipal Council.

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

NEW BUSINESS

Council President congratulated CM Gaskins on being an honoree with the Scouts of America. CM Escobar mentioned she would check the microphone for Mr. Kratovil. CM Gaskins urged residents to look into the Anchor Program as funds are available. Erick Spyro of Jamesburg inquired on the police relationship with the ARRIVE Program and funding used for the same purpose, CM Castaneda and NBPD Capt. Hoover responded. Amanda Dominguez spoke in support of the Immigration Trust Act and supporting resolution, explained the urgency and different situations taking place at the moment involving ICE. CP Anderson explained the city has been in support of the community already and that the city does not take care of ICE. CM Escobar stated she was in support of the resolution and wanted the record to reflect the same, CM Castaneda concurred. CM Gaskins explained the reasons as why she is unable to vote on the resolution, due to conflict of interest, with her current position with the state. Troy Shati spoke on how critical the support of the Immigration Trust Act is, urging the council to vote in support of the same. Ms. Martinez stated she's been in New Brunswick since 1986 and has never lived what she has lived through now, due to the fear of ICE and is asking for a resolution to address what the community is going through. Ms. Martinez asked for support of the Immigration Trust Act resolution. Tony Faber spoke in support of the Immigration Trust Act, expressed his concerns for the country and community and urged the council to pass the resolution, along with other neighboring towns to stand with the community. Ellen Whitt with DIYER mentioned they serve many individuals in the community and urged the council to pass a resolution in support of the Immigration Trust Act. CP Anderson stated the New Brunswick Police Department does not work with ICE and backs the community. CM Escobar asked to put forth and making the motion for the resolution in support of the Immigration Trust Act and asked Mr. Shamy on how to move forward. Mr. Shamy asked for clarification on the motion, CM Escobar made a motion to agendize the resolution in support of the resolution for the Immigration Trust Act.
On a motion by Council Member Escobar, seconded by Council Member Castaneda and carried was adopted, on consent, by the Municipal Council to agendize a resolution at the October 15th meeting in support of the Immigration Trust Act.

Roll Call:

Aye:	Escobar, Fleming, Castaneda, Anderson
Nay:	
Abstain:	Gaskins

Motion carried.

CP Anderson further explained the police department does not work in conjunction with ICE. Carlos explained he was happy to see the effort of the council's action for the above. Carlos asked if the council have attended meetings with local organizations recently to see what is needed in the community. CM Gaskins reiterated her position with the state legislature. A member of the public explained that the 4th amendment needs to be defended and how the same came about, urged everyone to stand up and to pass the resolution in favor of the Immigration Trust Act and then some. Joshua Riddick gave a shout out to everyone who spoke in support of the Immigration Trust act, stated he was there to speak on the Deborah Terrell case, seeking justice for Ms. Terrell as a concerned citizen and the love and care for black people. Joshua Riddick mentioned a question previously asked by Mr. Pittman, if the council watched the video of the incident, stating he did watch the video of the elder senior being dragged down and named other individuals involved in police violence, he also expressed how political violence is normalize and crystalizing how black lives are expendable. April Nicklaus echoed the support of the Immigration Trust Act, inquired on police reform with public engagement and asked what can be done moving forward. CP Anderson and CM Escobar responded. CM Gaskins stated Deborah Terrell's life mattered, that it's also about mental health, hears frustration of the community and that conversations are ongoing. CM Escobar stated she is open for open dialogue, due to Sunshine Laws in place there is a limit of the members of the council that can attend. Charlie Kratovil questioned why hasn't the Attorney General's office released the names involved in the shooting, he inquired on the status of the officers, resolutions passed by the Parking Authority, training for officers, TSRG group and asked the council to pass the resolution in support of the Immigration Trust Act. Mr. Drulis spoke on the state mandate for police officers; Capt. Hoover mentioned the police academy requirement and the Licensing Act compliance. Carlos Ramirez thanked the council for the motion on the resolution for the Immigration Trust Act. CM Escobar stated the council in the past, has passed resolutions supporting the Dreamers Act, licensing for undocumented residents, an Ordinance for Anti Wage

Theft, the Municipal ID Program and Sick Leave, continuously being proactive in addressing challenges the community has faced.

On a motion regularly made, seconded and carried, the meeting adjourned at 7:13 P.M.

Leslie R. Zeledón
City Clerk

John Anderson
Council President