DECEMBER 3, 2025
REGULAR MEETING OF THE COUNCIL OF THE CITY OF NEW BRUNSWICK HELD ON DECEMBER 3, 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:

Intern Aiden Andres
Public Information Officer Bert Baron
Deputy Clerk Shalon T. Bennett
Asst. City Attorney Joseph Catanese
Planning Director Daniel Dominguez
City Administrator Michael Drulis
Asst. Business Administrator Brandon Goldberg
Deputy Chief of Fire Department Hasahya Hirya
NBPD Capt. James Hoover
Police Officer Sisco
Utility Business Manager Michael Licameli
Dial a Ride Supervisor Melissa Mantuano
Finance Director Richard Mulrine
City Attorney TK Shamy
NBFD Cheryl Smith
City Market Director Pamela Stafanek
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 Vice President Castaneda and carried, the minutes of the previous Council Meeting held on November 5, 2025 were approved and adopted as engrossed.

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

PUBLIC HEARING

R-O-112502-1 TO AMEND O-112502	**<u>RESOLUTION TO AMEND ORDINANCE O-112502 ON SECOND READING</u>** **AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 17, ZONING** RE: SEVERAL PROPOSED AMENDMENTS

Council President Anderson opened the Public Hearing on the above resolution to amend the ordinance.
Public Comment: Mr. Kratovil inquired on the above. Mr. Dominguez responded.
On a motion of Council Member Fleming, seconded by Council Member Gaskins, and carried, the above resolution to amend the ordinance was adopted on December 3, 2025.

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

O-112502 as amended by R-O-112502-1	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 17, ZONING** RE: SEVERAL PROPOSED AMENDMENTS

On a motion of Council Member Gaskins, seconded by Council Vice President Castaneda, and carried, the above ordinance was adopted on first reading and held over for Public Hearing on December 17, 2025 at 5:30P.M. in the Council Chambers in City Hall.

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

O-112503	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 16, LAND DEVELOPMENT CODE** RE: SEVERAL PROPOSED AMENDMENTS

Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: Mr. Kratovil inquired on the above ordinance. Mr. Dominguez responded.
On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on December 3, 2025.

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

O-112505	**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: 272 SANDFORD STREET 141 SUYDAM STREET 116 LIVINGTON AVENUE

Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: None
On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on December 3, 2025.

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

O-112506	**AN ORDINANCE AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTY WITHIN THE CITY FOR PUBLIC PURPOSES**

Council President Anderson opened the Public Hearing on the above ordinance.
Public Comment: Mr. Kratovil inquired on the above ordinance. Mr. Drulis and Council President responded.
On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on December 3, 2025.

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

O-112507	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 5, BUSINESS LICENSES AND REGULATIONS** RE: RENT CONTROL CODE

Council President Anderson asked Mr. Dominguez to give an overview of the above ordinance then opened the Public Hearing on the same.
Public Comment: Mr. Kratovil and Mr. Spiro inquired on the above ordinance. Mr. Dominguez, Council President and Mr. Shamy responded.
On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on December 3, 2025.

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

O-112508	**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 15, BUILDINGS AND CONSTRUCTION RE: PERMIT FEES AND HOLD HARMLESS REQUIREMENTS**

Council President Anderson asked Mr. Valenti to give an overview of the above ordinance then opened the Public Hearing on the same.
Public Comment: None
On a motion of Council Member Gaskins, seconded by Council Member Fleming, and carried, the above ordinance was adopted on Final Reading on December 3, 2025.

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

INTRODUCTION OF ORDINANCES

O-122501	**AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE NEW BRUNSWICK PARKER LANDING LANE REDEVELOPMENT PLAN AREA IN THE CITY OF NEW BRUNSWICK**

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 December 17, 2025 at 5:30P.M. in the Council Chambers in City Hall.

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

O-122502	**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: 47 WRIGHT PLACE 109 BALDWIN STREET 267 SEAMAN STREET

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 December 17, 2025 at 5:30P.M. in the Council Chambers in City Hall.

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

COMMUNICATIONS

1. A letter from State of New Jersey Department of Environmental Protection Contaminated Site Remediation & Development Office of Community Relations regarding Vapor Intrusion Sampling at: 85 Paul Robeson Blvd. Block 136, Lot 3.
2. A letter from State of New Jersey Department of Environmental Protection Contaminated Site Remediation & Development Office of Community Relations regarding Soil Remediation Action Permit at PSE&G Albany Street Breaker Station, 675 Route 18, Block: 1.01 Lot: 1.02.
3. A letter from State of New Jersey Office of The Public Defender regarding the Internal Affairs Report(s) including Police Training Commission License Number, relating to the discipline imposed upon Officer Alexander Uzunis, as listed in the Attorney General's 2023 Major Discipline Report.
4. A letter from D&R (Delaware and Raritan Canal Commission) regarding Certificate of Approval for Landing Lane Rehabilitation – Phase 1.
5. A letter from the State of New Jersey Department of Transportation regarding Route 1 Northbound Bridge Over Raritan River.
6. A letter from RAS Robertson, Anschutz, Schneid, Crane & Partners, PLLC regarding Notification to Municipal Clerk and HOA/COA of Conveyance to Creditor Subsequent to Mortgage Default of property at 264 Somerset Street, Lot 19 Block: 96.
7. A letter from New Jersey Department of Environmental Protection Contaminated Site Remediation & Redevelopment regarding Saint Peter's University Hospital on 254 Easton Avenue, RAP Number: RAP130001.
8. A letter from Matrix New World Engineering regarding Response Action Outcome at PSE&G Albany Street Breaker Station, 675 Route 18, Block: 1.01 Lot: 1.02.

RESOLUTIONS

Council President Anderson asked Mr. Walus to give an overview of R-122507.
Public Comment: Ms. Nicklaus inquired on R-122512 and R-122529. Mr. Valenti, Council President, Council Vice President and Council Member Gaskins responded. Mr. Kratovil inquired on R-122517, R-122519 and R-122521. Mr. Baron, Council Member Gaskins, Council President, Council Vice President and Mr. Drulis responded.
Resolutions R-112555 through R-112578, moved by Council Member Sicora Ludwig, seconded by Council Member Escobar and carried were adopted, on consent, by the Municipal Council.

Roll Call:

Aye: Ferguson, Fleming, Gaskins, Castaneda, Anderson
Nay:
Abstain: Ferguson (R-122528)
Motion carried.

PROPOSED 2026 CITY COUNCIL MEETING SCHEDULE

Mr. Shamy gave an overview of the Proposed 2026 City Council Meeting Schedule stating the meetings are held every first and third Wednesday with the last meeting of the year being held on Tuesday, December 29, 2026. He also stated starting the second meeting in May through the first meeting in September the start time would change to 5:00 o'clock p.m. A draft resolution for the council's approval will be agendized at the next meeting held on December 17, 2025.

NEW BUSINESS

Council President Anderson welcomed Council Member Ferguson back.
Erik Spear inquired on the hours for the Arrive program. Capt. Hoover, CM Gaskins and City Administrator Drulis provided a breakdown on the number of hours for New Brunswick- 8 hours on Thursdays, the program is throughout the county with counselors designated in different towns daily, allowing assistance county wide. April Nicklaus inquired on the police killing. Mr. Kratovil inquired on the police officer involved in police killing, the Middlesex County Joint Insurance Fund and procedures in place for the New Brunswick Parking Authority.

On a motion regularly made, seconded and carried, the meeting adjourned at 6:32 P.M.

Leslie R. Zeledón
City Clerk

John Anderson
Council President