

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
OCTOBER 15<sup>TH</sup>, 2018  
MINUTES**

**MEETING LOCATION:  
CITY COUNCIL CHAMBERS  
CITY HALL, TOP FLOOR  
78 BAYARD STREET  
7:30 p.m.**

**I. ROLL CALL**

|   |                                   |
|---|-----------------------------------|
|   | Jeff Crum (Chairman)              |
|   | David Fitzhenry                   |
|   |                                   |
|   | John Petrolino                    |
| x | Robert Cartica                    |
| x | Manuel Castaneda                  |
| x | Clary Barber (Class I)            |
| x | Chris Stellatella (Class II)      |
| x | Suzanne Sicora-Ludwig (Class III) |
| x | Dale Vickers (Alternate #1)       |
|   | Pierre Checo (Alternate #2)       |

**II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARDS JUNE 11<sup>TH</sup>, 2018 MEETING**

**Motion to Approve: Barber**

**Second: Sicora Ludwig**

**Approved by unanimous voice vote**

**V. COMMUNICATIONS AND REPORTS**

**Resolutions of Memorialization**

- A. 1002 JERSEY AVENUE, LLC, PB-2017-02, Amended Site plan and variance application for paving of the parking area located at 1002 Jersey Avenue, Block 598, Lot 16, Zoning District: I-2**

**Motion To Approve: Sicora Ludwig**  
**Second: Barber**

|                                   | YES | NO |
|-----------------------------------|-----|----|
| Jeff Crum                         |     |    |
| David Fitzhenry                   |     |    |
|                                   |     |    |
| John Petrolino                    |     |    |
| Robert Cartica                    | X   |    |
| Manuel Castaneda                  |     |    |
| Clary Barber (Class I)            | X   |    |
| Chris Stellatella (Class II)      |     |    |
| Suzanne Sicora-Ludwig (Class III) | X   |    |
| Dale Vickers                      | X   |    |
| Pierre Checo (Alternate #2)       |     |    |

**VI. NEW BUSINESS**

**A. SCATTERED SITES REDEVELOPMENT PLAN, Planning Board review of the proposed redevelopment plan pursuant to the Local Redevelopment and Housing Law (NJSA40A:12A-1 et seq)**

Mr. Patterson addressed the board regarding the board role in adopting the redevelopment plan. Mr. Patterson gave background on the City's process in adopting an Abandoned Housing ordinance in order.

Mr. Patterson stated that the City has identified 10 properties that were abandoned, but that the City was only including six properties in the redevelopment plan as four property owners had appealed the inclusion of their properties on the list. Mr. Patterson reviewed the criteria for abandonment.

Mr. Patterson described the reasoning for establishing a redevelopment plan and how the City sees the Abandoned Housing ordinance and the Local Housing and Redevelopment Law working in conjunction to provide an efficient process to get the targeted properties rehabilitated.

Stellatella: Which was the last property which appealed the designation?

Patterson: 69 Handy

Mr. Patterson indicated that the City hopes that we can encourage private property owners to rehabilitate their properties on their own in order to not end up on the abandoned properties list.

Cartica: The six that are being address, they are all vacant?

Patterson: Yes, they are all vacant for a minimum of six months.

**Motion to find the Abandoned Housing Scattered Site Redevelopment Plan for the six properties identified in the October 15, 2018 draft plan to be consistent with the City’s Master Plan and to recommend the adoption of the plan with the edits discussed to Section 2 regarding non-conforming uses: Stellatella**

**Second: Sicora-Ludwig**

|                                   | YES | NO |
|-----------------------------------|-----|----|
| Jeff Crum                         |     |    |
| David Fitzhenry                   |     |    |
|                                   |     |    |
| John Petrolino                    |     |    |
| Robert Cartica                    | X   |    |
| Manuel Castaneda                  | x   |    |
| Clary Barber (Class I)            | X   |    |
| Chris Stellatella (Class II)      | x   |    |
| Suzanne Sicora-Ludwig (Class III) | X   |    |
| Dale Vickers                      | X   |    |
| Pierre Checo (Alternate #2)       |     |    |

**VII. OTHER MATTERS OF INTEREST TO THE PUBLIC**

A Rutgers students asked if the City was concerned about any of the abandoned properties being converted to multi-family housing for Rutgers students. Mr. Patterson said none of the properties were in typical student housing areas.

**VIII. ADJOURNMENT**