



CITY OF NEW BRUNSWICK
PLANNING BOARD
DECEMBER 14, 2020
MINUTES

Meeting Location
Remote Teleconferencing
City Hall, Third Floor
78 Bayard Street
7:00 PM

I. ROLL CALL

X	Jeff Crum (Chairperson)
	Manuel Castaneda (Vice Chairperson)
X	George Chedid
X	John Petrolino
X	Robert Cartica
	Diana Lopez
X	Ryan Berger (Class I)
X	Chris Stelatella (Class II)
X	Suzanne Sicora-Ludwig (Class III)
X	Dale Vickers (Alternate #1)
X	Yelitssa Checo (Alternate #2)

II. PUBLIC ANNOUNCEMENT

Dan Dominguez (Director, Department of Planning, Community and Economic Development): Please be advised that the notice requirements of the Open Public Meetings Act have been complied with and satisfied and that the annual notice, which gave sufficient notice of the time, place and conduct of all public meetings of the Planning Board of the City of New Brunswick, has been filed with the City Clerk and has been placed on an appropriate bulletin board and posted in the back vestibule of City Hall visible to the public through the windows in the lobby of City Hall, New Brunswick, New Jersey, and has been transmitted to the official newspaper for the City of New Brunswick, namely the Home News Tribune and the Star Ledger. Additionally, a change of location notice of the time, place and manner for conducting this meeting has been made by the Board Secretary, as required by law, and is also posted in the back vestibule of City Hall visible to the public through the windows in the lobby of City Hall, New Brunswick, New Jersey, and has been transmitted to the official newspaper of the City of New Brunswick, namely the Home News Tribune and Star Ledger. Governor Phil Murphy has issued executive orders limiting the size of public gatherings until further notice. Furthermore, the CDC issued guidelines to limit gatherings of groups. The Planning Board intends to meet on a regular schedule and will meet the guidelines of the Open Public Meetings Act by utilizing teleconferencing systems. Public participation at public meetings has been revised, and the public may participate in the conference call-in system. The public is encouraged to call into the conference call-in system through the phone numbers and access codes transmitted in the above notice in the Home News Tribune and Star Ledger and posted in the back vestibule of City Hall visible to the public through the windows. Board professionals will be available via conference call and video during the meeting, as well. All parties on the conference call will have the opportunity to hear Planning Board meetings. During the portions of the meeting that are not open for public comment, all

callers from the public will be muted and the Board will not be able to hear any public comments through the conference call system. During the public comment periods, I will first read any public comments issued to the Board and then those on the conference call-in lines with an interest in addressing the Board will first be organized by last name and then will be called upon to speak. After all organized members of the public speak, the process will happen again until all the public has had an opportunity to speak once and for no more than five minutes in any given public meeting portion. A timer will chime at the completion of each five minute period, and I'll notify you that your time has expired. Public needing assistance accessing the call-in numbers should call the Department of Planning at 732-745-5050.

Jeff Crum (Chairperson): Thank you very much. So, I learned at Jersey City at their planning board hearings, they take a digital image of the flag and they share it during this next section. So, maybe we can do that next time, but in lieu of that that, everybody can now stand and salute the flag.

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD’S NOVEMBER 12, 2020 MEETING

Aravind Aithal (Board Attorney): Dan, I'm sorry, Mr. Chairman. This is Arvind Aithal, the Board Attorney. I just want to clarify with Mr. Dominguez, I apologize, because I probably just wasn't paying attention. Mr. Dominguez, this is the meeting minutes from which meeting? Was this the last meeting?

Mr. Dominguez: This was that - not the meeting from last week, but the meeting for the theater sign.

Mr. Crum: November 12.

Mr. Aithal: I'm sorry. My apologies.

Mr. Crum: Of course, no problem. Thank you for clarifying.

- Motion to Approve
- I. Chris Stellatella
- II. Suzanne Sicora-Ludwig

	Yes	No
Jeff Crum (Chairperson)	X	
Manuel Castaneda (Vice Chairperson)		
George Chedid		
John Petrolino		
Robert Cartica	X	
Diana Lopez		
Ryan Berger (Class I)	X	
Chris Stellatella (Class II)	X	
Suzanne Sicora-Ludwig (Class III)	X	
Dale Vickers (Alternate #1)	X	
Yelitssa Checo (Alternate #2)	X	

V. RESOLUTIONS OF MEMORIALIZATION

None

VI. PUBLIC HEARINGS

Mr. Crum: Next, we would be moving into our public hearing portion of the meeting, but I understand there is a change to the agenda.

Mr. Dominguez: The applicant has requested to have their hearings carried to the following Board meeting.

Mr. Aithal: Mr. Chairman, again, this is Aravind Aithal, if we could just call the case, and then we can announce based on that case.

Mr. Crum: Absolutely. And should we do those both independently?

Mr. Aithal: Yes.

A. HARDENBERG STREET REDEVELOPMENT ASSOCIATES LLC / 24 HARDENBERG STREET / BLOCK 51, LOTS 5, 6, 27, 28, 29, 29.02, 31, 31.01 (PB-2020-12)

Preliminary and final major site plan application to construct a parking garage structure with approximately 975 spaces, a central utility plant and a loading dock and area to serve the proposed Rutgers Cancer Institute of New Jersey Cancer Pavilion. No variances are requested. The site is located in the Healthcare Research Pavilion Redevelopment Plan area. (*Charles B. Liebling, Esq.*)

Mr. Aithal: Mr. Chairman, again this is Aravind Aithal, the Board Attorney, it's my understanding that the applicant has requested an adjournment to carry this to the next scheduled meeting of the Planning Board. My conversation with the applicant's attorney was that he had submitted additional documents for purposes of illustrating and use during the during the hearing portion. And those were not submitted - we have a, based on the emergency - the COVID emergency rules - requiring these exhibits be also provided 10 days prior to the hearing out of fairness to the public, to have an opportunity to review these. These were not submitted 10 days prior, so I indicated to the applicant's attorney, and the applicant's attorney agreed that the public would not have the full 10 days, requesting that the matter be carried till the next meeting without further notice being required.

Mr. Crum: Good. Mr. Aithal, is there a requirement that we, the Board, make a motion to pass this?

Mr. Aithal: No, Mr. Chairman, this would just be a request by the applicant to carry it, so this would be an announcement made by yourself or Mr. Dominguez, informing the members of the public that are present here today that the matter will be carried to the next meeting, without requiring further notice and that if anyone is here to hear that specific application that it would not be heard tonight.

Mr. Crum: Great, thanks for the clarification. So, please, if any members of the public who are participating, please use this notice that this application will be carried to the next Planning Board meeting, which I don't have the calendar in front of me -

Mr. Dominguez: It will be January 11, at 7 PM. Same call-in information.

Mr. Crum: Thank you very much.

Mr. Aithal: Mr. Chairman, the information will also be posted on the New Brunswick Planning Board portion of the website with the call-in information, and any documents will also be available to the public prior to that meeting.

Mr. Crum: Great. Thank you.

B. CANCER PAVILION REDEVELOPMENT ASSOCIATES LLC / 165 SOMERSET STREET / BLOCK 51, LOT 2.01 (PB-2020-11)

Final major site plan application to construct an 11-story, 519,500 gross square foot building (“Rutgers Cancer Institute of New Jersey Cancer Pavilion”) to house outpatient and inpatient care, research facilities and administrative space associated with RWJBarnabas Health and Rutgers. No variances are requested. The site is located in the Healthcare Research Pavilion Redevelopment Plan area. *(Charles B. Liebling, Esq.)*

Mr. Crum: Again, this applicant, to my understanding, is also requesting that this application be carried to the next meeting, is that accurate?

Mr. Dominguez: That is accurate.

Mr. Crum: Very good. Again, to any members of the public who are here and interested in that application, this will be heard at the January meeting, and as Mr. Aithal has previously said, any materials associated with this application will also be posted on the website. Is there any information that needs to be shared with the public?

Mr. Aithal: Mr. Chairman, again this is Aravind Aithal. I don't believe that there were any additional documents that will be presented as part of this application. I believe that the applicant just requested to matter be carried based on the fact that this would be on the same evening as another application where he's appearing as well.

Mr. Crum: Okay. Very good.

Mr. Dominguez: Mr. Chair, this is Dan Dominguez, and just for the record, just to reiterate, January 11, 2021, 7 PM, same call-in information.

Mr. Crum: There is material associated with this application that is available currently on website, it's just there's no new information, is that accurate?

Mr. Aithal: I'm not aware of any new information that has not been submitted, at least 10 days prior.

VII. DISCUSSION ITEMS

Mr. Crum: Terrific. Okay. Good. Thank you. All right, moving on from the public hearing section. Are there any other discussion items for the Board tonight?

Mr. Dominguez: I don't believe so. If I recall correctly, that at the prior meeting we did the 2021 calendar for the Planning Board, and I don't know that we have any other discussion items to discuss.

Mr. Crum: Any Board members wish to bring anything up at this time? Very good. Now we will open this up to other matters of interest to the public. Mr. Dominguez, do you want to read the public announcement before we open this up?

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

Mr. Dominguez: So, we've had a small hiccup here. Aravind, the meeting was not on record. Do we have to redo all those -

Mr. Aithal: No, no, as long as there are meeting minutes that accurately reflect -

Mr. Dominguez: Okay. And I'm just recording from this point forward, sorry about that. Thankfully, that was a low impact stuff so far. Can we just, on the record, reiterate the carrying of those two meetings? It would just make me feel better.

Mr. Crum: Sure, absolutely. Again, for the record, the two public hearings tonight - the Hardenberg Street Redevelopment Associates application and the Cancer Pavilion Redevelopment Associates application - have been carried to the January meeting of the Planning Board.

Mr. Dominguez: Thank you. Just one point of clarification on the exhibits, Mr. Aithal, just for clarity's sake, the documents from the application need to be available 10 days prior, but the exhibits posted by the applicant can be submitted up until noon on the Wednesday prior to their to their application.

Mr. Aithal: Thank you for that correction.

Mr. Dominguez: At this time, we are preparing to open the meeting to general public comment for five minutes per person. In order to assure that the Planning Board can hear from the interested public and the public can hear public comments, I will organize speakers in order by last name. In a moment, I will unmute the call-in, you will be able to unmute yourselves, either with the microphone or if you happen to be on the phone, star six to unmute yourself. At that time, I will ask that those with the last name starting with A to provide your last name, first name and address. I will confirm that the information is correct and move on alphabetically from A to Z. Upon completion of asking for names from A to Z, I will one more time ask for anyone who would like to be placed on an initial list of speakers. I will then move through the list of speakers by calling the person by name and permitting them to speak. Once we complete the list, we will once again check to see if there's anyone who would like to comment. I will then close the comment portion. Please be mindful that your voice is being telephonically transmitted and speak slowly and clearly for the benefit of all. I'll ask that you please remain silent while folks are initially unmuting themselves so we can all hear each other and begin the registration process. I will ask that any member of the public would like to comment for general public comment with the last name starting with A, please state your full name and home address.

Mr. Dominguez reads though the alphabet once. No member of the public announced themselves.

Mr. Dominguez: Is there anyone who did not make it onto the initial list of speakers who would like to be added to the list of speakers?

Mr. Crum: Mr. Dominguez, I'd just like to add, if anybody is looking to speak to the Planning Board tonight, and then we do have some guests here, this is your opportunity to let Mr. Dominguez know that you would like to make a comment or make a presentation. This is your this is your chance.

Mr. Dominguez: Yes, if there's no one who would like to speak, we will close and adjourn the meeting. Mr. Chair, seeing none.

Mr. Crum: Okay, very good, that closes the public portion period of this meeting. Do we have a motion for adjournment?

IX. ADJOURNMENT

Chris Stelatella (Board Member): Chris Stelatella, I'll make a motion to adjourn.

Mr. Crum: Thank you, Chris.

Bob Cartica (Board Member): Bob Cartica, I'll second.

Mr. Crum: Thank you, Bob.

Mr. Dominguez: Have a good night everyone.