



CITY OF NEW BRUNSWICK
PLANNING BOARD
JULY 6, 2020
MINUTES

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

I. ROLL CALL

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

II. PUBLIC ANNOUNCEMENT

Dan Dominguez (Director, Department of Planning, Community and Economic Development): I believe that our Chairperson is not here, so therefore Manuel Castaneda as Vice Chair, I believe that you will be acting as our Chair for tonight.

Manuel Castaneda (Vice Chairperson): Okay, thank you. Dan, do you have a copy of the agenda, I can't seem to access it.

Mr. Dominguez: I will send you a copy of the agenda.

Mr. Castaneda: Thank you.

Aravind Aithal (Board Attorney): Mr. Dominguez? This is Aravind Aithal, the Board Attorney. Prior to making a determination as to whether Mr. Castaneda will be running the meeting, we need to have the roll call.

Mr. Dominguez takes roll call

Mr. Dominguez: Manuel Castaneda as Vice Chair is going to be running the meeting, is that correct, Aravind?

Mr. Aithal: That is correct, Mr. Dominguez. We do we have quorum and Mr. Castaneda will be the chairperson for this meeting.

Mr. Dominguez: Okay, great. Thank you.

Mr. Castaneda: Mr. Dominguez, can we get the public announcement?

Mr. Dominguez: Please be advised that the notice requirements of the Open Public Meetings Act has 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 it has been placed on the appropriate bulletin board and posted in the back vestibule of City Hall, visible to the public and through the windows of the lobby to City Hall in New Brunswick, New Jersey and has been transmitted to the official newspaper for the City of New Brunswick, namely the Home News Tribune. Additionally, a change of location notice of the time, place and manner of conducting this meeting has been made by the Board Secretary as required by law. New Jersey Governor Phil Murphy has issued executive orders limiting the size of public gatherings of individuals until further notice. Furthermore, the CDC has issued guidelines to limit gatherings of groups. The city's Planning Board intends to meet on a regular schedule, will meet using the guidelines of the Open Public Meetings Act by utilizing a teleconferencing system. Public participation at public meetings has been revised, and the public may participate through a conference call-in system. the public is encouraged to call into the conference system through the phone numbers and access code transmitted in the change of location notice to the Home News Tribune and Star Ledger and posted in the back vestibule of City Hall visible to the public through the window. Board professionals will also be available via conference call during the meeting. All parties on the conference call will have the opportunity to hear the Planning Board meeting. during the portions of the meeting that are not open for public comment, all calls 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, those on the conference call-in lines who have an interest in addressing the Board will be organized by last name and then 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. The timer will time at the completion of each five-minute period and I'll notify you that your time has expired. public needing assistance accessing the call number should call City Hall at 732-745-5007.

Mr. Castaneda: Okay, we can stand and salute the flag.

Mr. Dominguez: Mr. Castaneda, one second, I just wanted to confirm that you received my email with the agenda?

Mr. Castaneda: I did. Thank you.

III. SALUTE TO THE FLAG

IV. RESOLUTIONS OF MEMORIALIZATION

None

V. PUBLIC HEARINGS

a. SECTION 31 REVIEW OF 50 JERSEY AVENUE

Mr. Castaneda: Mr. Dominguez, can you fill us in here?

Mr. Dominguez: Certainly, the city received correspondence for the Planning Board from the city of New Brunswick from the Board of Education's Architect as part of their submission package for land acquisition to the New Jersey Department of Education. This Board is now tasked with a Section 31 review based on that correspondence. On May 21, I received the 89-page letter from Janet Pini with a submission for acquisition, which you all may have received in your packets and what we posted on the city website. We are tasked with the Section 31 review under NJAC 6A:26-7.1. This is a requirement for us to review that the school acquisition is in conformance with our master plan and redevelopment plan for the city of New Brunswick. Specifically going through the master plan itself, there was an envisioning for several new schools due to overcrowding in the city of New Brunswick, not specific to this site. However, the Jersey-Handy Redevelopment Plan blighted the Jersey-Handy area in 1986. It was further amended in 1997, 2005, 2011, and once again in 2019. Some of you may recall these amendments, particularly the one late last year that occurred in October. In fact, in 2005, this Board, or that iteration of this Board, determined that this site would include public, private, and technical schools as permitted uses in this redevelopment area. To that end, I am expressing that it is in conformance with the city's plans for that site. And that is the end of this review, honestly. We do not have any architectural plans for the project, so we are only here reviewing the acquisition in terms of the packet that we received from the architect of the Board of Education.

Mr. Castaneda: Thank you, Mr. Dominguez. I would like to open it up to the Board, if there are any Board members that have questions.

Suzanne Sicora-Ludwig (Board Member): Hi, this is Suzanne. I do not have a question, but I just want to say that along with the redevelopment and revitalization along the Jersey Avenue Corridor, this is in complete compliance with our master plan.

Mr. Castaneda: Thank you. Any other questions or comments from the Board members?

Robert Cartica (Board Member): This is Bob Cartica. I am hearing that this is consistent with the master plan, however the zoning for this particular area, the footprint of the school, it does not include schools, but rather commercial and residential uses. But it does not actually say anything about schools. I am just questioning that specifically.

Mr. Dominguez: Certainly, Mr. Cartica. So, yes you are right in that the underlying zoning does not specifically call out a school in the C-2B Zone, it might be C-2A. But you are right in that there is no provision in that specific zone for schools there. However, again the redevelopment plan for this specific site did permit a school, public private, or technical to be a permitted use for the redevelopment of the site. So, under the redevelopment plan for the last fifteen years it has been a permitted use.

Mr. Cartica: Okay, and just a follow up question. If the Board were to vote in favor of this, what does this set in motion? Does it indicate that we agree to this conformance?

Mr. Dominguez: Yes, that is all. That it fits within the parameters of the city's plans, nothing more and nothing less.

Mr. Cartica: Thank you.

Mr. Castaneda: Thank you. Are there any more questions or comments from the Board?

Mr. Aithal: Mr. Castaneda, this is Aravind Aithal. If I could just clarify one point. I just want to make sure that the Board members are fully understanding what their role is here. This is essentially a consistency review under Section 31 of the Municipal Land Use Law. It is a recommendation, essentially, to the school board that the relationship of the proposed capital project as with the master plan. Where the master plan was amended by the redevelopment plan, which permits the school. The Board is not deciding whether to permit or to deny the school being there, rather just making a recommendation as to whether the redevelopment plan, which amends the master plan permits the school to be there and is consistent with the redevelopment plan.

Mr. Castaneda: Great, thank you for the clarification. At this point, we are going to open it up to public comment.

Mr. Dominguez: Now, Mr. Castaneda, we have a new approach that we do now with the audio and video hearing public comment. So, if you don't mind, I'll take over to handle that process. Is that okay with you?

Mr. Castaneda: That's fine. Thank you.

Mr. Dominguez: At this time, we are preparing to open the meeting to public comment on this specific hearing for 5 minutes per person. In order to ensure that the Planning Board can hear from the public and so that the public can hear public comment, I will organize the speakers by order of last name. In a moment, I will unmute the public call-in, at that time I will ask for those with the last name starting with the letter A provide me with your last name, first name and home address. I will confirm that the information is correct and then move on to the next person ordered alphabetically from A to Z. upon completion of asking for all last names from A to Z, I will ask one more time for anyone that may want to be placed on the initial list of speakers. We will then move through the list of speakers by calling the person by name and permitting them five minutes to speak. Once we complete the list, we will check once again if anyone else would like to submit public comment. After asking three times, I will then close the public comment portion. Please be mindful that your voice is being telephonically transmitted, and to speak slowly and clearly for the benefit of all. I would ask that you please remain silent when I initially unmute the phone, so that we can all hear each other and then begin the speaking registration process. The phone is now unmuted.

I will now ask that members of the public, that would like to speak on this specific hearing with the last name starting with A, please spell your last name and home address.

Mr. Dominguez reads through the alphabet once; Juan Gonzalez, Charlie Kratovil, Danielle Moore, Chris Makropoulos, and Linda Stuart are placed on the initial list of speakers

Mr. Dominguez: Is there any other member that we did not get, that would like to be placed on the initial list of speakers? Anyone? Last call? Our first caller in alphabetical order is Mr. Juan Gonzalez and I am starting your time now.

Juan Gonzalez (11 Cotter Drive, New Brunswick, New Jersey): Yes, this is Juan Gonzalez. I have several questions for Mr. Dominguez. I would like to start, Mr. Dominguez, if I recall by reading the minutes of the Planning Board from prior occasions, back in November, there was a discussion by the Planning Board of this Jersey-Handy redevelopment area and it was the public testimony of Charlie Kratovil at that time was

asking the Board whether it wouldn't make more sense to build a school precisely at the 50 Jersey Avenue instead of more housing development. At the time, the Board ignored Mr. Kratovil's remarks, could you tell me what has changed in the last few months that the Board now believes that this is in conformity or what it would approve as part of the planning process, whereas in November you discarded the proposal.

Mr. Dominguez: Well, Mr. Gonzalez, I won't speak for the Board, but I do recall vaguely this conversation that happened. Now, however, should someone have come forth with a development plan that would be approved by our Redevelopment Authority for a school on that site at the time, they would have had to be processed just like any redeveloper would have at the time. The redevelopment plan at the time still continues to have housing, office, and schools as a several permitted uses available to it on that site. If I recall correctly, the proposed redevelopment was for some housing, office, and possibly some commercial, but school use had always been a possibility from a planning perspective on the site. It is just that no one had before come with a school proposal. With that said, furthermore the Planning Board was not the one that decided to place a school there, this is coming from the New Brunswick Board of Education through their application to the State Department of Education. So, we haven't proposed anything except that we are reviewing this Section 31 review. The fact that for the last fifteen years this site has been, technically as far as our redevelopment plan is concerned, viable for a designated redeveloper to construct a school on that site.

Mr. Gonzalez: Okay, Mr. Dominguez. Another question...

Mr. Aithal: Hello, this is Aravind Aithal. I'm sorry Mr. Gonzalez. If I could interrupt. Mr. Chairman and Mr. Castaneda, just so we are clear this is an opportunity for the public to comment...

Mr. Gonzalez: You're not taking up my time are you Mr. Attorney?

Mr. Dominguez: Your time is paused.

Mr. Aithal: Okay. I believe that the last exchange that occurred. This is a time for the public to comment on the Section 31 review.

Mr. Gonzalez: Okay, but sometimes you need to have clarification on what the presentation is. That is what I am trying to get at. But let me move on, alright. The map that was presented as part of this package of what new district lines will look like, it appears to me that, this is the DMR Architects map that is included in the package, it appears to indicate that the Jersey Avenue school will now take as a feeder all of the people to the east and north of the current feeder zone for Lincoln Annex. Basically, everyone around the Rutgers area and the park, this will be one huge little feeder zone for the new 50 Jersey Avenue location. Is that your understanding, Mr. Dominguez?

Mr. Dominguez: Well, why don't I pull up the map so that I can comment with clarity.

Mr. Aithal: Mr. Dominguez, this is Aravind Aithal. It would appear to me that the documents speak for themselves, I am not sure that the Board is in a position to make an interpretation as to where students will be coming from. That would be inconsistent with their view.

Mr. Gonzalez: Mr. Attorney, it is only a question of clarifying what is in the proposal. I am trying to get a clarification. I am not asking for an interpretation of what the map indicates.

Mr. Aithal: Mr. Gonzalez, what I am advising is that the Board and its members are not in a position to opine about what the document presented means or what the consultants mean. This is just a consistency review.

Mr. Gonzalez: A consistency review. Well, I am trying to find out what you are reviewing that you claim is consistent. Okay, a final question, Mr. Dominguez, is it your understanding that the School Board amendment to the long range facilities plan to the School Board must also come before the Planning Board, not just the changes to the city's Planning Board, but rather that the amendments to the long range facilities of the School Board must come before the Planning Board?

Mr. Dominguez: I will allow Mr. Aravind to interrupt me if I am getting this wrong, but I recall under Section 31B that submissions of new long range facilities plans require their own meeting. We are under the interpretation that amendments don't require long range facilities plan hearings.

Mr. Aithal: Mr. Dominguez, that is my interpretation of the Municipal Land Use Law Section 31 A and B.

Mr. Gonzalez: And we are talking about major amendments, not just minor amendments? Anyone?

Mr. Dominguez: You have our answers, Mr. Gonzalez.

Mr. Gonzalez: Okay, Thank you sir. I'm done.

Mr. Castaneda: Mr. Dominguez, who's next on the list?

Mr. Dominguez: Next on the list, I apologize, is Mr. Charlie Kratovil.

Charlie Kratovil (P.O. Box 3180, New Brunswick, New Jersey): Good Evening, Mr. Dominguez and members of the Board, this is Charlie Kratovil. I am a resident of the Third Ward.

Mr. Dominguez: Mr. Kratovil, I want to apologize, I actually should have sworn Mr. Gonzalez in, so I apologize for that. So, I will swear you in too, I apologize for that.

Mr. Gonzalez: That's okay. I didn't swear you in either. I didn't hear you sworn in either.

Charlie Kratovil is sworn in

Mr. Aithal: If you could hold up just one second, Mr. Dominguez.

Mr. Dominguez: Yes.

Mr. Aithal: I am having a tremendous amount of feedback and I felt like I interrupted Mr. Gonzalez as he was speaking. Is there some feedback loop that we can people to mute? I am not sure if others are having it, but I am having a tremendous amount of feedback when

Mr. Gonzalez was speaking and also now that you have spoken again prior to Mr. Kratovil speaking.

Mr. Dominguez: Yes, if everyone who is on the call, when it is not your turn to speak, if you would be ever so kind as to mute your computers or your phones, it is very appreciated for everyone who is speaking and listening. Thank you. Mr. Kratovil, I am going to reset your timer and you can start again now.

Mr. Kratovil: Thank you. I wanted to state the obvious that this plan does not appear here out of the blue to build a new school at 50 Jersey Avenue. This is rather in response to a proposal from DEVCO and Robert Wood Johnson to expand the Rutgers Cancer Institute to take over the Lincoln Annex Site, which has a successful school on it. To that end, I wanted to ask if any of the Board members have any conflict of interest related to this proposal? Specifically, you, Mr. Chairman.

Mr. Castaneda: I am going to ask the attorney. I was informed that those who were affiliated to Rutgers that this was not a conflict of interest. Is that correct?

Mr. Aithal: That is correct, Mr. Castaneda. I did have an opportunity to review your situation. This is a Section 31 review as a result of it being forwarded by the Board of Education. So, there is no conflict for employment with Rutgers University.

Mr. Castaneda: Thank you.

Mr. Kratovil: And Mr. Castaneda's additional job, does he work with the Board of Education?

Mr. Castaneda: I do not.

Mr. Kratovil: I do think that Rutgers employment presents a concerning conflict of interest, as this is a Rutgers project. I do not see why you would be ineligible to participate in the hearing we had on March 9, but eligible to participate in this one. I would urge you to recuse and give up the chair to someone else to run the meeting, sir.

Mr. Dominguez: Mr. Kratovil, can I interject?

Mr. Kratovil: Certainly.

Mr. Dominguez: Just making sure that you are paused. So, at the first meeting, there was a determination that the tie ins with Rutgers for the Cancer Institute Site was potentially great enough to have several members recuse themselves from the meeting. This project, the funding will come from Robert Wood Johnson Barnabas Hospital and as such we determined that there is no conflict with Rutgers for this project.

Mr. Kratovil: Okay, but I think we are dangerously close to an ethics violation. And I do not see why the Board could not be constituted in a way that it doesn't present the appearance of impropriety. I do object to this formally, but I will move on. I thought it was interesting that no one asked the usual question that is asked at every Zoning and Planning Board meeting since several years now as to whether or not any members have conflict of interests. So, I wanted to ask and I do believe that there is a conflict of interest. I also find it offense that there was no testimony from the Board of Education. Can you tell me if there is representative of the Board on this call to answer any questions?

Mr. Dominguez: Not to my knowledge.

Mr. Kratovil: Well, then the Board should tell these guys to take a hike, come back, and actually do their job in the selling of their proposal properly. I have been to a number of Section 31 hearings. Rutgers does them, the Board of Education obviously when they built the Lincoln Annex School in the first place, they came and Richard Kaplan even came. The Superintendent came and was sworn to tell the truth, and testify. He even exposed himself to be cross examined by the Board. That is how this process is supposed to work, but right now what we have is a big empty spot where there is supposed to be the people defending this proposal. Unfortunately, Mr. Dominguez, you are the only left to defend the project because the Board of Education is unwilling to even show up at these hearings, which in light of the fact that it is remote and accessible through the video, is a disgrace. They are really asleep at the wheel and showing that they are really cowardly to defend this because they know that there is going to be opposition, they know that there is going to be questions about it, and they said we will skip it. So, I hope that the Board takes that seriously and I hope that the Board looks at this project with skepticism because the Board did not think enough of you to bring a representative to this meeting. Can anyone tell me what contaminants are present at the site?

Mr. Castaneda: Mr. Dominguez?

Mr. Dominguez: I do believe that there is a soil resource report attached to the site. I can't tell exactly what page it is on, but it is about half a page long in the middle of the application. But I do not know the relevance.

Mr. Kratovil: Yes. Well, the relevance is that we do not want to build a school on a contaminated site and we also want to get a gage on when will the school be built. Since I presume that the Board of Education would be the ones to commit to a timeline, can anyone here tell me when the school will be finished and actually open?

Mr. Dominguez: Mr. Kratovil, I cannot, but I will tell you that there is an intent to have a full site plan review at the point that a project comes through and is presented to this Board. So, the actual school site project would not be a Section 31 review as is often for public capital projects, but actually a full on site plan for compliance with other approvals, variances, and the redevelopment.

Mr. Kratovil: Okay. So, no firm timeline on when a school actually might open and no clear answers on what contaminants are present. I will draw your attention to the third page of the packet to what appears to be an overstatement or an error on the part of Ms. Solis and Mr. Johnson where they signed this. It says that this use is consistent with the school district's current approved long range facilities plan. The plan was not approved at the date of the letter, it precedes it. That is a false statement. They should have to answer for that. On page 8, I do want to point out that under land acquisition item #11, it says "due to CO-VID 19 related restrictions, a formal filing review was not performed at the New Jersey Department of Environmental Protections to review past permits." This deals more with wetlands and special protected areas, but nevertheless that is the same exact problem we are facing in trying to get an answer to what contaminants are present. I filed an OPRA request with the Department of Environmental Protection, who has records that would show the contamination, the testing results, the dates, and what remediation, if any, was done; and they are unable to provide it because they are hiding behind the excuse of the COVID-19 pandemic, saying that they can't get the records. They can't show me the records. They can't produce the records and so what is happening now is that, in the midst of a pandemic, the school district is cutting corners to try to rush through a controversial,

unpopular proposal that could endanger children, that is potentially going to leave us with a huge deficit in our classroom space. In light of the new revelations that we are going to be re-opening schools in New Jersey in the fall with physical distancing required for students, this is not the time for New Brunswick to give up a school. I am appealing to you, members of this Board, I am begging you to not move forward with this plan. This is a plan that is extremely risky and not well thought out. The people who are pushing it did not even think enough of you or me to come through today and show up at this hearing. So, I would urge you to reject it and you guys know what happens when you reject these kinds of things. They don't go away. It is not like we aren't going to get a cancer institute, or we are not going to get a new school. It's that when you push back and when you do reject them, they have to go back to the drawing board. They have to think of a better plan and they have to get more public input, and they have to come back. And they will come back. So, I trust that as we all sit in our homes in the middle of this awful situation and we think about the children being the future of New Brunswick, let's not rush into a hasty decision just because someone is dangling a shiny new school in front of us. We need to do just as much due diligence, if not more, than we normally do, on this site just like any other site that we are going to be putting kids and families in. The school needs to be built on land that is properly cleaned up and there is no guarantee. We just saw pictures today of a testing well being drilled on this very site. There is contamination at 350 Comstock Street. Is 350 Comstock Street a part of this as well, or is it just 50 Jersey Avenue?

Mr. Dominguez: I do not know if it is formally vacated, but it looks like the site, based on one of the maps here, includes one of the frontages on Comstock Street that are in the redevelopment plan.

Mr. Kratovil: Okay, so that is an area that if you go there tonight, you can see a sign that says environmental investigation contamination in progress and you can try to get the records, but the DEP won't cough them up right now. So that is reason #1 to put the brakes on this. So, I am asking you all to please look inside your hearts to table it. Make them come back. Make them send a representative. I am sure that Mr. Palladino could come and explain how he is going to build the school and I am sure the superintendent, if he actually cared enough about this process, would be able to show and at least attempt to defend this poorly thought out scheme. I really know that a lot of you care about the community...

Mr. Castaneda: Thank you.

Mr. Dominguez: Mr. Kratovil, your time has expired, so if you could give any finishing thoughts.

Mr. Kratovil: Thank you, I will wrap it up and I will say that I know that you guys, or at least some of you, care about this community and I certainly do. I am doing this because I am concerned that a bad decision is going to be made and we are going to be locked into a bad decision by losing a school in an area we need it so badly at a time when we need as much classroom space as possible. So, please put the brakes on this. I urge you to put this down tonight, thank you.

Mr. Dominguez: Thank you, Mr. Kratovil. Next, we have, I hope that I got your first name right, Chris Makropoulos.

Chris Makropoulos is sworn in

Chris Makropoulos: I just want to know, why doesn't Jack Morris built a cancer institute in the Jersey Avenue location and leave Lincoln Annex school alone, since Lincoln Annex

is a beautiful school. And around Jersey Avenue there are a lot more drugs being sold and a lot more sexual assaults. Would anyone like to answer that question? Why Jack Morris doesn't just build his cancer institute on the property he owns on Jersey Avenue?

Mr. Aithal: Mr. Chairman, if I may, this is Aravind Aithal.

Mr. Castaneda: Yes, please.

Mr. Aithal: As I have stated earlier, this is a Section 31 review concerning consistency review to determine the relationship between the proposed capital project in relation to the master plan. In this case, the master plan as its been amended by the redevelopment plan to determine whether this is a permitted use under the redevelopment plan. We can't certainly answer questions for someone who is not here. Any comments that Mr. Makropoulos has, certainly he can put on the record, but I am not sure if anyone on the Board is qualified to answer a question about what a third party's intent or abilities are.

Mr. Makropoulos: Okay, because as I was told this deal is illegal as no bid took place. What kind of human beings want to take children into a warehouse on contaminated property where they can get cancer and want to build a cancer institute and destroy their school? Doesn't that sound a little bit hypocritical? The New Brunswick Board of Education, the Freeholders, Freeholder Director Rios, Mayor Cahill, they all belong in prison. You guys are pushing through this illegal deal. All right, there are numerous conflicts of interest and all that stuff. Chairman Dominguez, I agree with Charlie, you should recuse yourself, if you haven't recused yourself before, you should recuse yourself again as there is clearly a conflict of interest. Also, as before, as to save their lives. Chairmen Dominguez, Dominguez is a Hispanic name, and Lincoln Annex has a large amount of students there that are Hispanic. You should be defending the kids at Lincoln Annex. You should come, I invite you, would you like to come march with us, march with the students, march with the parents, against this Lincoln Annex deal. I am sure that no one on the Board would want their children to go to a school that is not even built on Jersey Avenue, that we all know is contaminated. Like I said before, the Jersey Avenue location has lots of drugs, sexual assaults, and the fact that is where people decided to build a school, they're sick. They're sick in the head and they belong in prison.

I would like to Planning Board to stand together with the parents and the children. I just want to say God bless Charlie Kratovil and God bless Danielle Moore in leading the charge in defending the children, the parents, and the taxpayers of New Brunswick. I have been to many meetings and listened to them, and at least the Planning Board allows members of the public to speak, but other New Brunswick meetings they do not allow that. I have been to New Brunswick meetings where they slander Charlie, they call him names, possibly even curse him off, and this is eight years unbecoming of government officials. I just heard from Charlie that something illegal is going on here in New Brunswick and it should be investigated by the FBI. I am going to call the FBI today and I am going to tell them to investigate every New Brunswick official, elected official, every Freeholder, especially Freeholder Director Rios whose name pops up everywhere. And I will yield my time, but at the same time think of the students, the parents, and the taxpayers and you know, stop bowing down to corporate interest and big money donors like Jack Morris.

Mr. Castaneda: Thank you for your comments.

Mr. Dominguez: Thank you, Mr. Makropoulos. Next up we have Danielle Moore.

Danielle Moore is sworn in

Danielle Moore: Can I ask you, how many of the Planning Board members were there from the last meeting back in the day that voted yes? Please don't waste my time.

Mr. Dominguez: I'm pausing your time, Ms. Moore. Mr. Cartica, Mr. Berger, Mrs. Sicora-Ludwig, and Ms. Checo. So, four of the five that were there at the last meeting are here tonight.

Ms. Moore: So, what about the 3-1 that voted? Are they there tonight?

Mr. Dominguez: The three that voted, yes, all three of them are here.

Ms. Moore: Okay, good. Is Ms. Sicora-Ludwig there? Hello?

Mr. Dominguez: She is in attendance. If she would like to speak it is at her discretion.

Ms. Moore: Well, okay. Yes, 'cause I surely will take the time to speak from my heart that if any of you put this through, you really are going to regret what you are doing. Putting those kids in danger. What I speak upon is true and I just put it on Facebook to show people every day what goes on. You do not live over here to see what can be done about the children.

Mr. Dominguez: One second. I hate to interrupt, but just one second. Can everyone who is not speaking, please mute your phone? It is creating a lot of feedback and it is hard to hear Ms. Moore speak. So please mute your phone or your computer, if it is not your turn to speak. Thank you. Ms. Moore, I am going to spot you some time back, if you can start again.

Ms. Moore: Thank you for that. I just put it up on Facebook. Do you know what the Board of Education has to say about this and Robert Wood Johnson? They ought to be ashamed of themselves. They have paid them to do this. You have people walking from the road going crazy. Police and the ambulance are picking up people multiple times a day. How many heads are leaning over? How much drugs are over there? How much sexual harassment? Please take a look at all the pictures. So that you know that I am a person to prove myself and what I say. That is not an area for a school. How dangerous it is to cross those roads, as well, due to where the county just took away a crosswalk. You got people going over there and get hurt. It is not safe for a school. Wow, to see how many heads keep leaning over. My God, so many drug users and sexual assault. Please tell me that you wouldn't want your child to walk through there every day. Like I said, plenty of people can really see all the evidence of what I am speaking. You have people laid out on the ground today. How many of the ambulance and people have to pick them up. You got the police going there and you have, what, almost three a day smoking. I know pretty well that you wouldn't want your kids over there and putting them in danger with crossing the road. Wow, please I know that most of you that I am a victim and it really hurts to say that money don't take away pain, injury or death.

And where you are putting this, is very dangerous. By putting a school next to a rail and cracked railroad tracks. No gate, no protection, or nothing. Is this million dollars going to be for the school or does the city and county have to pay for extra police officers, extra crossing guards, extra security? There is no why that you will be able to keep all of them, drug dealers and homeless from away from there. There is a park right there, a community park. How people wait there, over 50 people wait there, every morning where they wait for jobs, for trucks to come and pick them up for work. Like I said, please, like I showed

you. Do you really want to see the people rolling out onto the street, going crazy and what are the police able to do? Nothing, but pick them up and release them. This is not an area for a school. Like the rest of them said, please, I hope that you take the time to listen and look at the pictures that are on Facebook because I made sure to put them up. They are so horrible. So that everyone can see how sorry Mr. Cahill, Board of Education, and Robert Wood Johnson, you ought to be ashamed of yourselves. And like I said, please take the time, if you see someone sitting there sitting there doing drugs or going crazy, sexual harassment, which is on record due to where walkers complained about to the New Brunswick Police Department and to City Council so many times that their students were being sexually harassed. So many of the people have nowhere to go, and I will also show you how so many homes that live right behind 50 Jersey Avenue. Why do you always show the front of the building? Let the other people see what is behind. Where you have tents of people and homeless. There is no guarantee that all of this is going to go there due to where the people would have to sell their houses. How Keith Jones is saying that the whole entire block is going down with Jersey Avenue. People haven't sold their houses, so how can you assume that this is going to be done? Hello?

Mr. Castaneda: We hear you.

Ms. Moore: No promise? Well I guess due to where no one wants to say anything, well maybe I proved a point. Where, please do take the time to look at all these pictures. And I know from my heart that you wouldn't dare want your child to see this every day. And like I said, I made sure that I put them all on Facebook for everyone to see how sorry you will be. And if you do vote, I think I will put your name up there that you are involved in this. You know, like I said I know that my time is up, but like I said I hope that some of you are really feeling this in your hearts as I provide evidence of what I see. This is not an area for a school. If you don't live anywhere over here, it may look like just a new school, it's going to be pretty. Know that 55 million dollars is not worth the drugs, homelessness, due to where the rest of New Brunswick gets paid that and Keith Jones comes down 25 thousand dollars for not helping the homeless. There is no way, like I said, where there is 55 million dollars that you are going to be able to control all of this. The streets, no crossway, where they tell you that you can't cross the street. Where half of the sidewalks aren't done. No proper curbing on Jersey Avenue. It is too dark. You have the tractor trailers. This is not no area for a school, and I pray that you do not vote for this. Thank you.

Mr. Dominguez: Thank you, Ms. Moore. So, we have our final from our initial list of speakers, Ms. Linda Stuart.

Linda Stuart is sworn in

Linda Stuart: So, in Section 8 of this document where it says relationship of redevelopment plan to local objectives. It says that the plan is in substantial conformance with the master plan of the City of New Brunswick, but all it talks about is the proposal for development of moderate density housing, complementing existing streetscape and building setback. It also talks about some industrial uses, more heavy duty down the street, and transitioning to light industrial. Nothing here about schools. That is all under A and then B just talks about the infrastructure or something necessary to accommodate those things. Yeah, I don't see it and that Section 8, relationship of redevelopment plan to local objectives. As far as I can see, it does not relate to our local objective. Certainly not anything that the school system would have come up with, you know, they're talking about projected enrollment of 11 hundred kids K-8. So, it looks like they are either planning to get rid of Lincoln Annex School, in which case we will have nothing over on our side, I live in the sixth ward, on our side of French Street. Or they plan to pull from some of the

other districts, and that, by the way, is a huge school that is totally against all of the current thinking of what is an appropriate size for an elementary school. I think our largest today was probably Roosevelt, that was about 850, we are talking 28% larger. More children, think about 1,100 children on that site, and as you've heard and probably know, this is a totally inappropriate site. There is the whole contamination aspect and then there is the whole public safety aspect, in terms of traffic and congestion and also just not being a place where you do not want to send your kids. I mean it is just not. I think if you are not familiar with the site, I think that is you go take a look, you will agree that this is not a place that you would want to send your child there. Of course, there is also the point that a lot of the kids will most likely end up walking to school, almost all of them, as it is the idea of a neighborhood school. First of all, it is not really ideally appropriate for that because the kids that coming from over by me will have a very long walk and then look what they are walking into. It is just not a good idea. Especially now with the governor saying that we will be going back to school in the fall. We are going to need all the space we can get, because some of the classes in New Brunswick are very large. In order to be able to practice any type of social distancing at all. We definitely can't afford to tear down a school. We probably need the existing Lincoln Annex and the swing space and any other space that we can get our hands on, because it is going to be extremely difficult to implement any kind of a plan for a safe and effective return to school. Without all the thought that would be trying to do that, and demolishing a school building at the same time that is ludicrous. Not to mention the fact that I would think that the hospital would have other things to do right now. Really, we are still in a state of emergency with this pandemic and I think that we should be making decisions accordingly. So, please take that into account, if your job specifically tonight is to look at how it fits in or not to the redevelopment plan. Take a look at Section 8, if anyone can tell me how a giant school fits into that plan, I would love to hear it. Thank you. Can anybody tell me that?

Mr. Makropoulos: Answer the question.

Ms. Stuart: Guess they won't help me.

Ms. Moore: The truth hurts.

Ms. Stuart: Are you just going to wait until my five minutes runs out?

Mr. Dominguez: Ma'am, if you want an answer to that...

Ms. Stuart: Yes, because that is what you are looking at tonight.

Mr. Dominguez: Yes, if you go up to table three, permitted uses, it specifically includes. My apologies, table one, permitted uses...

Ms. Stuart: Yes, I did see that.

Mr. Dominguez: Yes, so it permits...

Ms. Stuart: Yes, I understand that it is a permitted use, but in looking at Section 8, it talks about the conformance with the approved master plan of the city.

Mr. Dominguez: Right, well this plan was adopted in 2005...

Ms. Stuart: It does not conform. It does not fit in with the master plan of the city.

Mr. Dominguez: So, Planning Board in 2005, 2011, and again in 2019 reaffirmed and amended this plan, disagreeing with that statement. Saying that since no one commented on taking out public and private schools as a permitted use, they would have agreed by approving this plan that those would be permitted uses for redevelopment on this site.

Ms. Stuart: Right, but a permitted use is not the same as stating as it does in Section 8 that the plan is in substantial conformance with the approved master plan of the city of New Brunswick which it goes on to state.

Mr. Dominguez: It is a permitted use. Substantial conformance isn't perfect conformance with the master plan, but this plan was adopted and the question at hand is whether this Section 31 review for the school in conformance with the redevelopment plan, which Mr. Aithal if you would like to chime in, it effectively amends the master plan to some extent, correct?

Mr. Aithal: That is correct. So the master plan, which is reviewed and recommended by the Planning Board and adopted by the governing body at City Council after public comment, votes at the public hearing are held for the adoption of the master plan for the Planning Board and also for public comment period for the adoption of the ordinance for the governing body. In addition to that, there are three separate meetings that were held to amend the master plan essentially through the redevelopment plan, which are August 3 of 2005, February 16 of 2011, and August 16 of 2019, the ordinances were adopted by the governing body with public comment, both from the Planning Board and at the Council meetings, giving the public an opportunity to speak and I believe that the first amendment was the amendment in 2005 that permitted as one of the permitted uses the school use. I could be wrong on whether it was the first, second, or third, but certainly by the third on 2019 schools were in fact a permitted use.

Ms. Stuart: Okay, then why is in Section 8, why does it still say that the redevelopment plan proposes redevelopment of the redevelopment area with moderate density housing and the new retail uses, new rehabilitated light industrial which would certainly be more appropriate? That is what it is still saying and in Section 8, relationship of redevelopment plan to local objectives. So, it was created as an accepted use, but that doesn't explain how it fits into the plan. In other words, why does this still say that, if that is not the plan anymore then this should state that the redevelopment plan proposes building a big giant school there?

Mr. Dominguez: The redevelopment plan was created, as you see, with the permitted uses and various options for possible redevelopment, so it shouldn't just say build a big school because it has the option to be any of the options that are in the permitted uses. It just so happens that this is what is coming down the pipeline for redevelopment at this site, rather than any of the other permitted uses.

Ms. Stuart: Well, like I said, the only uses mentioned is the relationship of the redevelopment plan to local objective are non-school uses. And also, terrible place for a school. Also, we cannot afford to get rid of any classrooms. And the other thing is that it is way too big for an elementary school. Way too big. All the research shows that elementary schools should not be that big.

Mr. Dominguez: Ms. Stuart, your time has expired. If you have any finishing thoughts, you may proceed.

Ms. Stuart: Thank you very much.

Mr. Castaneda: Thank you.

Mr. Dominguez: Thank you. I will ask again if anyone who did not speak, wants to speak. They can announce themselves now and I can add them to the list to make sure we don't miss anyone. Anyone at all?

Madhu Murali is placed on the list of speakers

Mr. Dominguez: I put you on the list. Last call for anyone else that wants to comment on the hearing in question. Seeing none.

Madhu Murali is sworn in

Mr. Aithal: Mr. Chairman, if I may, I'm sorry I did not get the first name because the phone completely cut out. I have Ms. Murali's last name.

Madhu Murali: Yes, my first name is Madhu.

Mr. Aithal: Thank you.

Ms. Murali: I would first like to start with thanking you, the members of the Planning Board, for listening to the public in this meeting and in your previous meetings. To echo some of the comments made before, the public authorities of New Brunswick have been downright disrespectful in some instances by calling members of the public names and cutting them off. I appreciate the professionalism by which you conduct your meetings. With that being said, I would like to point out something in this document that I find interesting. On page 88 of 89, it mentions that the new proposed school on 50 Jersey Avenue is larger than the existing Lincoln Annex school and it says that because of that the new school will exceed the educational adequacy of the existing school. Even if that is true and all of the contamination and public safety issues that have been mentioned aside, this does not mention that students will be housed in a swing space for an undetermined number of years in the interim.

We have already determined that we do not have a guarantee that a school will be built in three years and for some students that will be required to be in that school for the three years, at least while the school is being built, are they going to have the same educational adequacy that they say they are guaranteeing to the students of New Brunswick? That is a question that I would like you to consider that a couple of years is a long time when you are an elementary school student. Those years are very formational and make a huge difference in your learning experience, in your development experience. So please consider from the view point of the children who will have to be attending this converted warehouse space which, as described before, is not an appropriate space. And I know that this meeting is to discuss the 50 Jersey Avenue site, but I do not think that we can move forward with approving this site without considering the additional conditions of this project which includes that children will be attending the site at 40 Van Dyke for that undetermined interim period. And as other members of the public stated, both of these sites are not very safe at all for students, and I was actually speaking recently with a student who is a graduate from New Brunswick Public Schools. She was an attendee at Redshaw Elementary School, I'm sorry the Redshaw School, and she also had to attend the 40 Van Dyke site for multiple years of her schooling. She was telling me how many students used to cross the railroad tracks in order to make it to school on time, which is extremely unsafe for students to be crossing railroad tracks, especially elementary school

students to be crossing railroad tracks on their way to school. Just to not be late to school, and when I asked her what the school did in order to dissuade students from taking that shortcut, she said that they had one assembly and did not stop students from taking the shortcut anyway. So, with the railroad tracks issue, the issue that Ms. Moore brought up of the sexual harassment issues and drugs and the unsafe conditions of the industrial side of town between 40 Van Dyke Avenue and 50 Jersey Avenue. I urge to reconsider pushing this plan through.

And even if it may have helped some water, or even if it had some water before, it definitely in the context of the pandemic is not a good plan because as Ms. Stuart pointed out, we need as much space as we can get. This is not the time to be taking down a school when we need to have as much enforcement of social distancing and safety guidelines as we possibly can. I think that all of us as a community need to come together between the parents, the students, the boards, RWJ, everyone needs to come together and our first mission should be to overcome this pandemic at whatever means necessary. And right now, is really, really not the time take the safety of our children into first priority. So, I really urge you to, at the very least, table this plan as Mr. Kratovil suggested. At least, at the very least, if you are not going to reject it, table it. Say that we will revisit it once we are more equipped to deal with this situation to deal with the proposal for developing a new project after we have overcome our existing crisis. And so, I yield the rest of my time, but I want to thank you again for listening to me and please do consider our comments, and don't support this plan.

Mr. Dominguez: Thank you. I will ask one more time if there is anyone else from the public, who did not get a chance to speak once, to be added to the list of speakers to have their comments heard. Anyone at all? Last call. Seeing none.

Mr. Aithal: Mr. Chairman, if I may.

Mr. Castaneda: Yes.

Mr. Aithal: This is Aravind Aithal, the Board Attorney. So, the Planning Board is now presented with a Section 31 consistency review to make a determination as to whether the school board regarding the relationship of the proposed capital project as to what that proposed relationship is to the master plan. Essentially, whether it is a permitted use. The school board, there have been a number of comments by members of the public, that the Board should take into consideration as well. Some comments, that I believe is a recurring comment, would be to table this matter. I caution the Board members that they have under the Municipal Land Use Law, 45 days from the date of the referral to opine and provide a recommendation, a permitted recommendation being whether this is consistent with the master plan as it is has been amended by the redevelopment plan and other ordinances of the redevelopment plan. If I am not mistaken, I believe that the 45 days will expire at some point next week. Am I correct, Mr. Dominguez?

Mr. Dominguez: I think that we are actually like right on the line, right now. I think NJAC, whatever the code was that I read, actually grants up to 55 days, but even that it would be about 10 to 12 days from today. So, we are essentially right on the edge here.

Mr. Aithal: Right, that is for a Section B review, I think that for Section A it is limited to 45 days.

Mr. Dominguez: So, we are right on the line right now.

Mr. Aithal: The second comment that was recurring was that the Board of Education really should have been present to provide testimony or to answer questions. And certainly, the Board of Education has every right to be here. They have also provided the documents that are necessary for this Board to make a determination for consistency review purposes. Whether the master plan, as amended by the redevelopment ordinance, permits this school use. That being said, the Planning Board is in a position where it can make a recommendation with some non-binding things that the school board should look at. Including the three topics that were brought up here today, which are student safety, the size of the school and environmental issues. If the Board were to make a determination today on this consistency review, but also attach those as non-binding, because the Board also just does not have the authority to reject a plan at this point, because no plan has been provided. And as Mr. Dominguez has indicated, a site plan will come at some point in the future and that will have to come before this Board. Certainly, if there concerns that the Board has, the Planning Board has, it could be part of a recommendation that could be sent back to the Planning Board with this Section 31 consistency review.

Mr. Castaneda: Great. Thank you. So, based on what the board attorney has stated, can I get a motion for review of the Section 31 review for 50 Jersey Avenue in its relation to the city's master plan.

Mr. Aithal: So, this would be a motion to find that it is either consistent or inconsistent with the master plan as amended by the redevelopment ordinance of the redevelopment plan. So...

- Motion to Approve
- I. Suzanne Sicora-Ludwig (Class III)
- II. Chris Stelatella (Class II)

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

VI. OTHER MATTERS OF INTEREST TO THE PUBLIC

Mr. Castaneda: Okay, moving on Section 5, Other Matters of Interest to the Public.

Mr. Dominguez : At this time, Mr. Chair, I will do my whole song and dance, if that is ok with you.

Mr. Castaneda: Yes, thank you, Mr. Dominguez.

Mr. Dominguez: At this time, we are preparing to open the meeting to general public comment for 5 minutes per person. In order to ensure that the Planning Board can hear from the public and so that the public can hear public comment, I will organize the speakers by order of last name. In a moment, I will unmute the public call-in, at that time I will ask for those with the last name starting with the letter A provide me with your last name, first name, and home address. I will confirm that the information is correct and then move on to the next person ordered alphabetically from A to Z. Upon completion of asking for all last names from A to Z, I will ask one more time for anyone that may want to be placed on the initial list of speakers. We will then move through the list of speakers by calling the person by name and permitting them five minutes to speak. Once we complete the list, we will check once again if anyone else would like to submit public comment. After asking three times, I will then close the public comment portion. Please be mindful that your voice is being telephonically transmitted, and to speak slowly and clearly for the benefit of all. I would ask that you please remain silent when I initially unmute the phone, so that we can all hear each other and then begin the speaking registration process. The phone is now unmuted.

Mr. Dominguez: I will now ask that members of the public that would like to speak on this specific hearing with the last name starting with A, please spell your full name and home address.

Mr. Dominguez reads through the alphabet once; Charlie Kratovil, Danielle Moore, Chris Makropoulos, and Linda Stuart are placed on the initial list of speakers

Mr. Kratovil: Good evening once again members of the Board, Charles Kratovil. I am very disappointed that you approved this with no recommendation to the Board of Education. You had a chance to make an impact, to address some of the very valid concerns that people brought. I think that if you want to just take a walk over to the park by Walgreens, War Memorial Park, some people call it Oaxaca Park. Take a walk there at 3:15 and think about being a seven year old or a ten year old taking that same walk and having to do that to get home from your school. I will be honest, I will be surprised if they even build a school at this location. I hope that I am wrong. I hope that there is a school and that it is a safe school, and that it opens very quickly, but given the track record with Redshaw and all the scams and lies of the administration, Mayor Cahill, and Mayor Lynch have brought upon this city. The misery that they have brought here. I have no reason to expect the Board of Education or the city to do the right thing and reasonable people agree because this has been run like a criminal operation.

The city of New Brunswick, there are more than a dozen convicts in the mayor's administration over time, and you know doing awful things. Just really, skeevy and scummy things. It goes to show you, the Board of Education, how strong it shows their position is by not sending a representative here tonight. 'Cause this is really selling out the students of the fifth and sixth ward neighborhoods. They got lucky, they got a new school. It lasted three and a half years, before these corrupt criminals had the nerve to cut a deal with DEVCO and Robert Wood Johnson. And the deal was cut last year, more than a year ago, and they kept it a secret. They did not ask the public. They told people, oh, don't protest. It is just rumors and they were lying to us. And that is why these scummy people would not show up to testify tonight. Every other Section 31 hearing in history, I think if you go back, there was at least one witness to testify on behalf of the person that wanted to do the development. Whether a state entity like Rutgers or a local entity like the Board of Education. They at least send someone to defend the project. They failed to do that, and that is because they know it is an indefensible project. That is why they are lying in the documents and playing all sorts of political games to get this pushed through at a time when the education

commissioner has just left his post and everything is in disarray due to COVID. It is an astonishing disgrace that the leaders of New Brunswick would allow this to happen. Let alone usher it in. I have lost so much respect for Councilwomen Sicora-Ludwig. I have asked her numerous times: what contaminants are present at this site. You are an elected leader, ma'am. You are supposed to serve the people of this community and unless you tell me that you can now tell me what contaminants are present at 50 Jersey Avenue, you just voted, you just made the motion to build a school there without the answer to that fundamental question of what contaminants are present and how can it be addressed. You do not know that. You...

Ms. Sicora-Ludwig: My main concern is that it is cleaned before the building begins, and that has to be handled by the EPA or the DOE or the DEP. Nothing is going to be built there if the soil is still contaminated, that is not the way these operations work.

Mr. Kratovil: Okay, and have you made any effort to find out what contaminants are there? Anyone?

Ms. Sicora-Ludwig: I do not know what these contaminants mean. I know that they have to be cleaned before the site is built.

Mr. Kratovil: Right, but you do not even know what they are. You do not know that they can be cleaned or how long or how much money it will take. So, it is a pretty poor decision of you to support closing a school on the hope that the contaminants aren't that big a deal, that they do get cleaned, and then everything is fine. Of course, in New Jersey we know that there has never been a case of anyone not fully cleaning a site before developing it. I think that Mr. Morris knows a thing or two about that actually. I just want to say that I feel betrayed. I will never support any of the people that are ushering in this scam. This is a total betrayal of the children and families of New Brunswick, and they would never even attempt it in a white suburban area. They would not attempt this even in Rutgers Village. You know if they said that the kids at Woodrow Wilson were going to need to go to 40 Van Dyke for an indeterminate amount of time, that would not fly because that is your neighborhood, ma'am. You would not allow that. Mayor Cahill would not allow that. But because it is a lot of renters, poor people, who are mostly immigrants of color, they are going to be sent to the warehouse and you are okay with it. And you do not even bother to ask what contaminants are at the site of the new school because it does not matter enough to you to raise at that level. So, I am sick of this. I am ashamed.

Ms. Sicora-Ludwig: I didn't say that. You are misquoting me again. I did not say that it does not matter to me. I said that I am not a scientist, I am not an environmental engineer, so the contaminants that are on that site are going to be cleared before anything is built. No one wants to allow any building to take place where someone will be put in danger. That is what I said. I did not say I don't care. I said that I am not a qualified environmentalist engineer where it mattered. I can read through that list of contaminants, but I am not educated at that level with the environmental controls.

Mr. Kratovil: Right and did you talk to any environmental engineers or scientist? Did you even ask to get the list of contaminants?

Ms. Sicora-Ludwig: I have and I have been informed that they cannot build unless the site is clear.

Mr. Kratovil: So, they may never build a school is what you're saying? They may never build a school here?

Ms. Sicora-Ludwig: If that site is not cleared, then I assume that they are not going to be allowed to build. No one wants to put children on a contaminated site. This is not what the meeting was

about. The meeting was about consistency. No one wants to put children in harm's way. We are trying to provide a better learning facility for them in an area that is going to be revitalized and redeveloped. You keep talking about that there are issues there now. That whole area is being redeveloped. Those issues, if they are there and people are not misquoting, them like frequent sexual abuse that people have been saying is running rampant down there. Someone should be informing the police officers about that, and that is not going to be the situation, that site is not going to be in the same conditions that it is now when the school is built and the redevelopment goes on.

Mr. Kratovil: With all due respect, as an elected official, I would hope that you would not support the closure of a school until you are confident that the new school would actually be built. But what you are telling me is that it is possible that it will never be built. It is possible that they won't be able to clean it up and you do not even have the facts about what is stopping it, about what the contaminants are. The first step is....

Ms. Sicora-Ludwig: No. No. That is not what I am telling you is that the site will be cleaned before a school is built. That is what I am telling you. That is what I said. Don't misquote me again. Don't turn my words around.

Mr. Dominguez: Mr. Kratovil, before you continue, you are at time. So, if you can just please wrap it up.

Mr. Kratovil: Sure. Sure. I think that the fundamental questions here have not been answered. This is a complete betrayal of the families of New Brunswick to authorize the Board of Education to continue with this scheme without even the most basic questions being answered. And these jokers couldn't even send somebody to defend it. So really shame on everyone involved, because this hearing needed someone from the Board of Education and you guys approved it even though they slapped you in the face by not showing up. You just carried the water for them. You dug the dirt for them and now you are part of the problem. So, I am sorry to be so harsh, but this is wrong and as a resident, I am going to stand up and fight it until the bitter end. You have not heard the last. This will be in court tomorrow morning about this actually. Thank you.

Mr. Dominguez: Alright...

Mr. Aithal: Mr. Chairman, if I may.

Mr. Castaneda: Yes.

Mr. Aithal: Mr. Kratovil has indicated that this was an approval by the board, it is not. It is a consistency review as Ms. Sicora Ludwig had indicated earlier. This is simply determining whether the use is a permitted use. No site plan approval was granted...

Mr. Castaneda: Thank you.

Mr. Kratovil: Whether it is consistent with the master plan or not, not whether it is a permitted use or not.

Mr. Castaneda: Thank you.

Mr. Dominguez: Mr. Makropoulos, you are on.

Mr. Makropoulos: Okay. You guys voted yes against the parents, the children, and the taxpayers of New Brunswick's best interest. Even after what you heard the public say today. And I am just a

little bit taken back. You guys just heard today about kids that they could get hit by a train, the numerous sexual assaults that have been going on in that area, and that you want to put children on property where they could get cancer. I just want to say that, to the one woman on the Planning Board, you can just go and check the statistics on all the crime that is going on in that area. The way she just tried to disguise what is going on in that area as if it is Beverly Hills or something. I mean she must be sick in the head. What the hell is wrong with her? You guys, you commit evil. You are a part of an evil system, and God will judge you all in the end. I just want you to know that. I went, I saw these kids and the parents. I mean, Jack Morris belongs in hell. Mayor Cahill is a scumbag. I want to know why none of you from the Planning Board ever came to protest or march with these kids, or come to a Freeholder meeting or a New Brunswick meeting and say something publicly against something like this. Is it because you will be cut off from your party bosses and political donors? You won't get any more seats appointed by the mayor for the Planning Board. What is going on? All right you are not going to answer. I mean, there is numerous conflicts of interest. I heard Paladino's relatives. I do not know if the son or the relative works for DEVCO. The lawyer for the Freeholders is Kelso, he also has numerous conflicts of interest. Everyone he freaking walks, that guy. I mean they promised that no money would be used for this evil project and the Freeholders then voted to fund this project for 25.6 million dollars.

You guys are a bunch of liars. You are a bunch of scumbags. Yeah, I said earlier that I appreciate you guys for listening to us at this meeting, but at the same time I take that back. The moment you guys voted against the children by trying to throw them in a freaking warehouse. What the hell is wrong with you? You have no humanity? What kind of human beings want to throw children into a warehouse on contaminated property? I mean, like I said before, I am calling the FBI and you are all going to be investigated. We are even going to hire private investigators to check individually every single one of you people and see what the hell is really going on. You guys probably have conversations with Jack Morris in the morning. I mean I was told this guy is an executive of Robert Wood Johnson that wants to destroy Lincoln Annex and at the same time he is the one wanting to sell the property to the city that is contaminated. What the [expletive] is going on in New Brunswick? Now this is some real [expletive]. It is real dirty and I'm sorry for my language, but when it is children involved, when it is parents involved, you want to put kids in a [expletive] area where it is a bunch of drugs. We know that it is a bunch of drugs. We witnessed it. Everyone in the area knows about the rapes that go on. I mean even the Rutgers students are targeted with that. What the hell is going on? There will be an investigation into all this. If anyone knows what time and what court this is going on, any of the later speakers that speak after me, if you know what court this is going to be tomorrow, we should probably mention something about this and what time. Let me know because I would like to go and record and see the results. Because I am sure that we will get victories through the court systems. Right now, it does not seem like any victories are going to come through. Because all the people that we are dealing with here at the meeting, you have to understand that these are all Middlesex County Democratic Organization rats that you know they can never go against the system. They were brought in by the system. Therefore, they are always going to be against the people. Dominguez, can I ask you something Dominguez? Are you there?

Mr. Dominguez: I am here.

Mr. Makropoulos: All right Chairman Dominguez...

Mr. Dominguez: All right. Hold on, Mr. Makropoulos. I am the Board Secretary. I am not the chair of this Board. I am not a member of this Board. I am the Planning Director and Board Secretary. Just so we are clear. I am not a member of this Board.

Mr. Makropoulos: So, you have no voting rights?

Mr. Dominguez: I have no voting rights whatsoever on this Board. Not a one.

Mr. Makropoulos: It doesn't matter. You are a Hispanic and you should be standing up in this meeting, and telling your colleagues to go to hell. What pieces of [expletive] they are. You have the moment to stand up for your community. And I would suggest...

Mr. Dominguez: You have hit your time and I would suggest that you wrap up your comments if you can, please.

Mr. Makropoulos: Okay. Dominguez is a Hispanic name. Students at Lincoln Annex are a majority Hispanic. Stopping selling out the Hispanic community for whatever reason you have and stand up right now, and tell your colleagues that they are going to go to hell. And that you are against this deal. And tell them to quit the [expletive]. I yield my time.

Mr. Dominguez: Next up, we have Danielle Moore.

Ms. Moore: I would just like to say wow, I see that you are very hateful person and I pray that you do not win for president for City Council as I would go up and walk up every block tomorrow, vote for Anderson, vote for Anderson. Because you are a careless person. You do not care about safety issues at all. All you think about is [inaudible]. Not care and like I said, I pray that you do not win even though I have been advertising Anderson. Like I said at Council, Middlesex County Freeholders, and I will say to all of you, your evilness and hatred will come back and bite you in your [expletive]. It was a member [inaudible].

You are all evil, you do not live over here. You do not see what goes on. I live over here. I pass through it every day. [inaudible] where you said wow, make sure you call. Like I said, the more we [inaudible] how many times I have called and caught someone seizing, roaming in the ground because of space. The city of mayor care? The past three months, how many calls? Three times a day and a half an hour to pick someone up because they are using space. It is not like cocaine that makes you go to sleep. Where you roll around the road, roll around all over. You must be going crazy and you swear that you will let your town council do that. All that money is going to come from the city and the county. Making sure that each road is trying to be safe. But you cannot control all the homeless. How the people stand out there for work. That is a plumber's car. You can't stop it. Like I said, you guys should be ashamed at yourselves as you wouldn't even take the [expletive] time to look at the picture. Like I said I have, Charlie Kratovil you would love it, I have over 500 pictures to show why there should not be a school there due to where it does not hold water. It is like a swamp, the water, it does not absorb the water, so that shows that the land is not good for no building. And back then it was supposed to be for low income housing. It did not qualify because it was contaminated. But like I said, the evil out of all of you, believe me I pray [inaudible] because you wouldn't think to do this to your children. Not at all. Like I said, you don't live over here, you do not see, wow, take the time to come over here and sit over here at 8:00 in the morning for a couple of hours. You will see what the hell goes on and it is not good how many people they have to keep picking up off the ground. Taking them to the hospital. Please take the time to go on Facebook if you can. My name is Danielle Moore as you all know. I put all the pictures up there and I saw you put a horrible quarry due to where you Ms. Sicora-Ludwig are voting tomorrow as well. Ain't nowhere in hell you will be a good president for the City Council of New Brunswick. Horrible. I can't believe any of you. I really can't. I wish I could show you all the pictures now. How many people are rolling the road. How many times they have been picked. Why the police department has records. Robert Wood Johnson has records. How many they keep picking up. Wow, did the police department investigate who is telling [inaudible]. No one has done anything. How do you expect me to believe that all of this is going to stop just because you are building a school? It is not safe for a school and like I said I know [expletive] well that you wouldn't want your child to go there either. You ought to be ashamed of yourselves. You really should. And like I

said you will feel the [expletive] regret that you are putting children in. You should know that I am an advocate of New Brunswick [inaudible] safety. I provide evidence of what I prove. The county just signed away walkways so you cannot walk across walkways in Route 27 or French Street. How many people got hit by a car over there on French and Suydam.? So many car accidents where, wow, the county, City Council has to do something to readjust that light. So, they would stop crashing so much there. Like I said you ought to be ashamed of yourselves. None of you even took the time to look at [expletive] evidence of what goes on because you do not [expletive] live over here. Because you do not care about Latino kids. Like I said it is a shame. The only reason why no protest due to where, you know, some of them are afraid to come out because some of them do not have papers. But like I said, I am so glad, oh this story was viewed ten times on Facebook.

Oh, believe me the word will get out about Cahill, Robert Wood Johnson, the Board of Education, [inaudible] I surely will put it on Facebook tonight. And maybe for you, Ms. Sicora-Ludwig, due to where for you not to be president because you are the worst one ever. I wouldn't dare want you to be the president of City Council. Like I said, have a good night. Say your prayers because God don't like ugly. Believe me, it will bite you in your [expletive] [inaudible] in danger. You really are. [inaudible] go there, but I treat any child my own. Saving their life and doing whatever the right thing for another child. Are any of you thinking that way? No. How much of it are you getting paid? I really think that a lot of you are really getting paid due to where you are voting so quick. Won't even take the time to look at the evidence. So, please have the FBI look at their bank accounts, everything. Somebody has got to be getting paid. City Council, Middlesex County Freeholders, Planning Board, Board of Education. Yes, I believe that someone is surely getting profit out of this because come on half of them don't even live here. What in the world are they doing it for? So yes, please do invest, have somebody investigate their bank accounts. 'Cause I think that they are getting paid to do it. Because they surely don't [expletive] care what when the evidence is in your face. There very heart breaking like I said...

Mr. Dominguez: Ms. Moore?

Ms. Moore: When you don't care about someone else's injury due to where wow that is how I got my injury because people like you, you don't [expletive] care about some else's safety.

Mr. Dominguez: Ms. Moore? I have to interject. Your time is running out so if you please...

Ms. Moore: Okay my last thing is like I said. City Council, Middlesex County Freeholders, it will bite you in your [expletive] for what happens to them. Its bitten them in their [expletive]. Good night.

Mr. Castaneda: Thank you.

Mr. Dominguez: Ms. Stuart, are you still on the call?

Ms. Stuart: Yes, I am. So here is the problem, by putting the cart before the horse, as it was previously acknowledged by the Councilwoman, of course a school would not be built if the property cannot be adequately remediated. Since we cannot access all the documents, we do not know the type of Because even certain types of remediation, which would be illegal by the way in other states to even put a school there anyway. It can be remediated, but then it requires extensive monitoring every year, which is very costly also. You know, the engineering protocols to mitigate the vapor intrusion risk because the vapors can still come up from underneath. We know that risk existed at the site down the street. We do not know about this one yet because we cannot access that information. But here is the risk, it turns out in order to be safe enough to build there, then the kids have nothing because they are going to tear Lincoln Annex down this fall. They probably won't know yet what is going on at the new site. And this is the problem when you put

the cart before the horse like what happened at Redshaw. And I understand that it was different people building the school, but it can happen is the point. It can happen. As I said, this school is supposed to be, you know, built for us, but what happens if it is not? You know what happens if that site isn't suitable. This has happened by the way. This has happened. In other places. Where you know the school gets to [inaudible] and the person that was supposed to replace the school finds that the site isn't environmentally appropriate for a school. And no school. So, meanwhile the one that is getting torn down isn't one of the crumbling schools that is too old to be retrofitted for appropriate modern electronics and everything. It is the one that we just spent 22 million dollars on. You are going to actually tear it down. When it is one of the best ones we have. Like I said, before anything else is in place or even guaranteed. It just does not seem to make sense.

And in overall planning question, I am wondering what really is the overall plan here. Because that is the school where my children would have gone after third grade at Lincoln. And the whole attraction of moving over here. I love my neighborhood and having a neighborhood school. That was it. I do not know if we are longer trying to appeal to families anymore. It seems like a lot of people over here are starting to rent out to students. Whatever. Then we have a huge abandoned school at the edge of the street that could fit there. It is bad sitting there abandoned and it has been through different owners. But that huge abandoned school just sits there. For 20 to 25 years that I have been in this side of town. And I just hate to see the kind of neglect happening as I walk around the areas that are more rented to students now. And they are not making the landlord. We have to keep them up. We have to put all the garbage away to able to see the sidewalk. A lot of it is pretty gross. But I mean, is that the plan? Because it does make the homeowners move out. And you know the people that had to move out because the noise ordinances weren't in place. And by the way, the idea that the kids wouldn't know what goes on over there at that park because people don't call them. Oh please, just ask the police. I am quite sure that they can tell you. It is not a secret. Okay. It is not a secret for anyone living over here. But I am very curious about the overall plan. Seems to be and I know that I definitely found this when I lived on the other side of town, I would be sold things like, you know, what do you expect? As the neighborhood started to go from homeowner to rental properties. And they stopped enforcing codes. [inaudible] it was put on me, you know, but what do you expect living here? You know, like what do I expect? Wow, what do we expect? What is the plan for New Brunswick? Are we not trying to bring in young families and have attractive neighborhood schools for children to go to? That is not a rhetorical question if anyone would care to answer it. But either way I am finished. Thank you.

Mr. Castaneda: Thank you.

Mr. Dominguez: I will now again ask any member of the public who did not get a chance to speak, if they want to put their name out there. And they will be included on a final go around. Anyone else? Last call. Mr. Chair?

VII. DISCUSSION ITEMS

Mr. Castaneda: Thank you. Moving on to Section 6, Discussion Items, are there any discussion items? No. All right, hearing none, can I get a motion to adjourn?

VIII. ADJOURNMENT

Motion to Adjourn

- I. Chris Stellatella (Class II)
- II. Robert Cartica