



CITY OF NEW BRUNSWICK
PLANNING BOARD
JANUARY 4, 2021
MINUTES

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

I. ROLL CALL

X	Jeff Crum (Chairperson)
X	Manuel Castaneda (Vice Chairperson)
	George Chedid
X	John Petrolino
X	Robert Cartica
	Diana Lopez
X	Ryan Berger (Class I)
X	Chris Stellatella (Class II)
X	Suzanne Sicora-Ludwig (Class III)
	Matthew Ferguson (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, 48 hour 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. New Jersey Governor Phil Murphy has issued executive orders limiting the size of public gatherings. 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 and video systems. Public participation at public meetings has been revised, and the public may participate in the conference call-in or video 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 to 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 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.

III. SALUTE TO THE FLAG

IV. REORGANIZATION OF THE BOARD

- Nomination of Chairperson

Jeff Crum (Chairperson): Thank you. For those of the public who are participating, tonight is a reorganization meeting of the Board. We nominate new Board officers, as well as our professionals. So, I'm going to hand the meeting back over to you.

Mr. Dominguez: Thank you, Mr. Chair. So, first step in the process of reorganization of the Board would be to nominate a chairperson.

Manuel Castaneda (Vice Chairperson): This is Manny, I nominate Jeff Crum.

Mr. Dominguez: Are there any other nominations? Aravind, do we have to kind-of open it up, just like if anyone else wanted to throw their hat in the ring, hypothetically?

Aravind Aithal (Board Attorney): We have a nomination, we have a second, so if you wanted to take a vote on that, anyone else, since you've already offered, if anyone else wants to nominate, they can do that now.

Mr. Dominguez: You got it. All right.

Nomination of Jeff Crum as Chairperson: Manuel Castaneda
 Second: John Petrolino

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

– Nomination of Vice-Chairperson

Mr. Crum: Thank you everyone for your continued faith. Next let's nominate the Vice Chair.

Mr. Castaneda: I'll renominate myself; this is Manny.

Mr. Dominguez: Is he allowed to do that?

Mr. Aithal: Someone has to nominate him.

Mr. Dominguez: I appreciate your sentiment, Manny.

Mr. Castaneda: There you go. I guess I let other people know that I'm interested.

Bob Cartica (Board Member): I'll nominate Manuel for Vice Chairperson.

Mr. Crum: Anyone else interested in nominating somebody? Doesn't sound like it, Dan I think you can call roll.

Nomination of Manuel Castaneda as Vice-Chairperson: Bob Cartica
Second: John Petrolino

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

Mr. Crum: Congratulations, Manny. Aravind, just while I'm thinking about it, in the case of potentially the Chair and the Vice Chair would have a conflict. Do we have a third successor to chair a meeting?

Mr. Aithal: It goes by the order of seniority. The senior-most person would serve as the chair.

– Nomination of Board Secretary

Mr. Crum: Next we're going to nominate the Board Secretary.

Chris Stellatella (Board Member): I nominate Dan Dominguez.

Yelitssa Checo (Board Member): I'll second.

Mr. Dominguez: Thank you.

Mr. Crum: Do you want to read roll call, Dan?

Nomination of Dan Dominguez as Board Secretary: Chris Stellatella
Second: Yelitssa Checo

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

Mr. Crum: We appreciate your service to this Board very much.

Mr. Dominguez: Thank you.

– Nomination of Conflict Board Secretary

Mr. Dominguez: So, next Conflict Board Secretary. So as to not create chaos in the event that I would not be able to attend a meeting, whether I'm not able to participate because a project is too close to my house or what have you, or if I'm ill, if possible, I would like to have a Conflict Board Secretary voted in now, rather than it be handled at that meeting, and if Ms. Puniello is responsive to it, I would like to recommend her for that role.

Katie Thielman-Puniello (Principal Planner, City of New Brunswick): Sure, Dan, that sounds fine.

Mr. Stellatella: I nominate Kate.

Mr. Castaneda: I'll second.

Nomination of Katie Puniello as Conflict Board Secretary: Chris Stellatella
Second: Manuel Castaneda

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

Mr. Crum: Congratulations Katie, we appreciate what you've done over the past year for the Board and glad to have you take a potentially enhanced role, so thank you.

– Appointment of Board Attorney

Mr. Dominguez: So, next up would be the appointment as the Board Attorney. Is anybody interested in doing that?

Mr. Crum: I have somebody in mind.

Mr. Aithal: This is not subject to the fair and open. So, the Board has traditionally asked the City to provide an attorney that has committed to provide legal services to the Board. I'd be happy to serve if the Board would like me to serve again.

Nomination of Aravind Aithal as Board Attorney: Manuel Castaneda
Second: Bob Cartica

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

Yelitssa Checo (Alternate #2)	X	
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Mr. Crum: Thank you for your continued work. It's been a pleasure working with you.

– Appointment of Conflict Board Attorney

Mr. Dominguez: Next up is the Conflict Board Attorney. We went out for proposals for this and we received proposals on December 3, 2020, and we've received one proposal from McManimon Scotland & Baumann. And so, I would recommend that we continue with them as our Conflict Attorney.

Nomination of as McManimon Scotland & Baumann as Conflict Board Attorney: Manuel Castaneda
Second: Bob Cartica

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

– Appointment of Board Planner

Mr. Dominguez: Next up is the appointment of the Board Planner. Similarly, the City went out for proposals last year, and on December 3 we opened proposals and our sole respondent was Bignell Planning Consultants. And I would recommend that we stick with Bignell for the purposes of Board planning work.

Nomination of Bignell Planning Consultants, Inc. as Board Planner: Bob Cartica
Second: Yelitssa Checo

	Yes	No
Jeff Crum (Chairperson)	X	
Manuel Castaneda (Vice Chairperson)	X	
George Chedid		
John Petrolino	X	

Robert Cartica	X	
Diana Lopez		
Ryan Berger (Class I)	X	
Chris Stelatella (Class II)	X	
Suzanne Sicora-Ludwig (Class III)		
Matthew Ferguson (Alternate #1)		
Yelitssa Checo (Alternate #2)	X	

Todd Bletcher (Board Planner): Thank you very much.

– Appointment of Board Engineer

Mr. Dominguez: So, this year we're changing gears a little bit for Board Engineer. In years prior, historically, the City of New Brunswick had used their in-house engineer for in-house City Engineering as the Board Engineer. That was changed in the not-too-distant past, maybe three years ago at this point, maybe like three or four or five years ago. To that end, we would like to recommend that Mr. Daniel Burke, our City Engineer, be made Board Engineer. Is Mr. Burke on the line? You just muted yourself, Dan. Hello? He is too excited.

Mr. Castaneda: Well, in his excitement, I nominate him.

John Petrolino (Board Member): I don't know if we should trust an engineer who can't unmute himself, but I'll second.

Mr. Dominguez: He's not a computer engineer.

Nomination of Daniel Burke as Board Engineer: Manuel Castaneda
Second: John Petrolino

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

– Appointment of Conflict Board Engineer

Mr. Dominguez: Also, so the City went out for proposals for Conflict Engineer and we received three responses on December 3 from Mott MacDonald. I can't even make out what this - Remington & Vernick Engineers - and Delaware Raritan. Among many reasons, including the fact that Delaware Raritan has worked as a Conflict Engineer and as a Board Engineer with us in the past and has been with us for a long time, and came in well with the lowest bid with pricing for their time, I recommend that we continue (inaudible) with the Board, but in the capacity of Conflict Engineer and that Mr. Carley and Delaware Raritan will continue as primary engineer on projects that remain outstanding that they've started

Nomination of Delaware Raritan as Conflict Board Engineer: Bob Cartica
 Second: Manuel Castaneda

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

- Appointment for Hydraulic Modeling/Water System Capacity Analysis

Mr. Dominguez: All right. Next up is the Hydraulic Modeling and Water System Capacity Analysis. This is a bespoke software that is not subject to fair and open. It's with Mott MacDonald and we annually typically re-up this service for a case-by-case basis.

Nomination of Hydraulic Modeling/Water System Capacity Analysis: Jeff Crum
 Second: Manuel Castaneda

	Yes	No
Jeff Crum (Chairperson)	X	
Manuel Castaneda (Vice Chairperson)	X	
George Chedid		
John Petrolino	X	
Robert Cartica	X	
Diana Lopez		
Ryan Berger (Class I)	X	

Chris Stellatella (Class II)	X	
Suzanne Sicora-Ludwig (Class III)		
Matthew Ferguson (Alternate #1)		
Yelitssa Checo (Alternate #2)	X	

– Appointment of Traffic Systems Analysis Engineer

Mr. Dominguez: Similarly, for appointment of Traffic Systems Analysis Engineer. Similar custom bespoke software. Mott MacDonald, sort of same rules apply as the Hydraulic Modeling.

Nomination of as Traffic Systems Analysis Engineer: John Petrolino
Second: Chris Stellatella

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

– 2021 Calendar Meeting Dates

Motion to reaffirm 2021 Calendar Meeting Dates: Manuel Castaneda
Second: Bob Cartica

Mr. Petrolino: Before we move that to vote, (inaudible) we had some changed rules with respect to the end time for meetings based on the clock or the last witness called. I would like to let everybody know that I plan on sticking to that going forward. I know that we had a couple of meetings that went very long, but unfortunately my day job requires me to be up pretty early. I want everybody to know that going forward I'm not going to be able to stick around for (inaudible) meetings, and oftentimes were are kind of thin on people that can participate, who aren't conflicted out.

Mr. Crum: John, do you have a timeframe for what you will propose at the meetings? The last witness to be able to be called?

Mr. Petrolino: We have on the books the last witness at 10:00, stop at 10:30. I think that's the case.

Mr. Aithal: That's correct. Unless it's extended by -

Mr. Crum: Okay. I think that's consistent with our current practice.

Mr. Petrolino: We just had a couple of meetings where you were conflicted out based upon the applicant, and some of those meetings went over, and I want to put everybody on notice going forward I'm not going to consent to elongating the time.

Mr. Crum: Okay, thanks for letting us know.

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

– Designation of Minor Site Plan Committee (Appointment by Chairperson)

Mr. Dominguez: All right. Next is the appointment, the designation of the Minor Site Plan Committee member by the Chairperson. Historically, this has been Chris Stellatella. And I'd like to recommend that he continue in that capacity.

Mr. Crum: I would too, I'm very open to that. Chris, are you willing to serve on that?

Mr. Stellatella: Yes, I would.

– Designation of Minor Subdivision Committee (Appointment by Chairperson)

Mr. Dominguez: All right, and following, there are three members that are designated onto the Minor Subdivision Committee, one of which is designated by the Chair of this Board. Historically, that person has been Ms. Suzanne Sicora-Ludwig. She's not here tonight, but I would recommend her continued role in that capacity. The other two members of the Planning Board that are on the Committee, although they are not appointed by the Chair are Mr. Stellatella and Mr. Ryan Berger.

Mr. Crum: And Dan, Suzanne is willing to continue to serve?

Mr. Dominguez: Yeah, she's just not able to attend tonight, but she interested in continuing in this capacity.

Mr. Crum: I'm happy to designate her.

Mr. Dominguez: Actually, wait a second, wait a second. I'm getting my wires crossed. Hold on, I'm going to pull up last year's - so actually Suzanne and Ryan are the two members who don't need to be appointed. Chris is the person that needs to be appointed. Sorry. Chris, would you like to continue on the Subdivision Committee?

Mr. Stelatella: I would.

Mr. Crum: Thanks, Chris. Happy to designate him again.

Mr. Dominguez: So, that's all for the items with the reorg.

Mr. Aithal: The one business that we need to do is at the reorganization meeting every year, it is appropriate to swear in the witnesses for the duration of the year. That would be Dan, Katie, someone from Bignell Consulting, and our staff engineer. May I swear them in with your permission?

Mr. Crum: Absolutely, thank you.

Mr. Aithal: Will those individuals please raise their right hand. Do you solemnly swear or affirm the testimony that you provide this Board during the course of the calendar year 2021 to be the truth, the whole truth and nothing but the truth, so help you God. Mr. Chairman, all witnesses have been sworn for the year.

V. DISCUSSION ITEMS

None

VI. OTHER MATTERS OF INTEREST TO THE PUBLIC

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 five minutes 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 with the last name starting with A, please state your full name and home address.

Mr. Dominguez reads though the alphabet once. Charlie Kratovil is placed on the list of speakers.

Mr. Dominguez: Is there anyone that we missed that would like to be put on the list of speakers? Seeing none, Mr. Kratovil, as is typical, I'll just reiterate what Mr. Aithal will say in a few seconds if I don't, just full name and home address, and then, then I'll start a clock and swear you in.

Charlie Kratovil: This is Charlie Kratovil. I live on Suydam Street, Ward Two.

Charlie Kratovil, sworn

Mr. Kratovil: I wanted to ask about the schedule. I know that there are, it appears, four meetings that you've scheduled for January. Can you tell me why so many meetings in January? I'm aware of the Cancer Pavilion and parking deck applications, but are there others you're planning to hear in January?

Mr. Dominguez: Well, Mr. Kratovil, I wanted to ensure that a wide net of dates was cast in case that they're necessary, in case the Board can meet at them. We don't know we can make quorum at all those dates, if we're even going to need those dates, but we've taken a better safe than sorry approach on casting that net early. Additionally, there is a project for Johnson and Johnson continuing those outdoor improvements that may be coming before this Board this month, potentially. So yeah, that's the general gist of the why.

Mr. Kratovil: Okay, I want to be clear about the dates. I see January 4 is today. Is the Board meeting January 11th or 12th?

Mr. Dominguez: The 11th is our regular meeting date. The 12th was put in there per chance that that meeting were to run too late and that there would be a necessary follow up meeting, that should the Board members be able to attend that date, that the date could be the subsequent night without having a re-notice, 48 hours, etc. And it just sort of processes it along. Then secondly, you'll, you'll throw these out here, the 19th and I believe the 21st were the other dates that I floated into the universe and - is that correct? Yeah. So again, those are there as more placeholder than anything, but tonight and the 11th are the in stone dates and the 11th is our regularly scheduled meeting, and the intent to hear the deck and hopefully the final approval hearing for the Cancer Institute, as well, for final site plan. Yeah.

Mr. Kratovil: So, I'm hearing there may be one additional application in January.

Mr. Dominguez: Yes. Right now, that's the plan.

Mr. Kratovil: Than you for clarifying. I want to wish everyone a happy and healthy 2021 and hope you got to spend time with people you love over the break.

Mr. Crum: Thank you, Charlie.

Mr. Aithal: Can I just jump in, one quick thing just for the record? When the professionals were being sworn in, Mr. Carly was also sworn in. I was just reminded that he was on the line as well and he was sworn in. My apologies for not having mentioned him.

Mr. Dominguez: Anyone else from the public? Seeing none.

VII. ADJOURNMENT