



Parking Authority

**Agenda**  
**New Brunswick Parking Authority**  
**May 24, 2023**

- A. Call to Order
- B. Reading of Public Notice
- C. Minutes from the March 2023 Regular Board Meeting
- D. Executive Director's Report
- E. Financial Report
- F. Legal Report
- G. Public Comment
- H. Board Discussion
- I. Resolutions
  - 1. Payment Resolution for May 2023
  - 2. Resolution Appointing New Parking Enforcement Officer
  - 3. Resolution Authorizing Easement upon a Fractional Portion of 10 French Street
- J. Old Business
- K. New Business
- L. Closed Session
  - 1. Personnel
- M. Open Session
- N. Adjournment

**Minutes of a Regular Board Meeting  
May 24, 2023**

A regular meeting of the New Brunswick Parking Authority was held on May 24, 2023, in the conference room of the New Brunswick Parking Authority, located at 106 Somerset Street, New Brunswick, New Jersey. Chairman Kevin McTernan called the meeting to order at 5:00 p.m.

Mr. McTernan read the public statement of meeting on adequate notice as required by P. L. 1975.

<b>Commissioners in Attendance:</b>	Kevin McTernan	Chairman
	Andrea Eato-White	Secretary
	John Zimmerman	Commissioner
	Maria Soto	Treasurer

<b>Legal in Attendance:</b>	Aaron Rainone	General Counsel
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<b>NBPA Personnel in Attendance:</b>	Matthew Kennedy	Executive Director
	Bright Rajaratnam	Chief Financial Officer
	Alexandra Perez	Human Resources Manager

<b>Not in Attendance:</b>	Tony Caputo	Vice Chairman
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**Minutes**

On motion of Mr. Zimmerman, seconded by Ms. Eato-White, the board approved the March 2023 regular board meeting minutes. Vote: 3 - yes, 0 - no, 1 - abstain (Soto), 1 - absent (Caputo).

**Executive Director's Report**

Mr. Kennedy reported that the parking authority had continued its gradual rebuilding post-pandemic and now had 53 employees, of whom three were part-time.

Mr. Kennedy reported the final closing of the former parcel which is lot 1.03 in block 17.01. The authority intends to move forward with the defeasance of the series 2010 and series 2012 bonds in the future.

**Finance**

Mr. Rajaratnam stated that the April 2023 financial report had been provided to the commissioners.

**Legal**

No legal to report.

**Public Comment**

A member of the public asked whether Mr. Caputo was still a member of the board. Mr. McTernan stated that Mr. Caputo is still a member of the board. A member of the public asked if there is a requirement for commissioners to have any kind of residency in the City of New Brunswick. Mr. McTernan stated there's

an exception for the police officials and engineering officials who are employed by the municipality. A member of the public inquired about the debt level of the NBPA, and Mr. Rajaratnam stated there was \$219 million. A member of the public asked for an update on the commercial space interior demolition within Wellness Plaza, and Mr. McTernan stated they are still conducting the demolition. A member of the public asked what is going to become of the space, and Mr. McTernan stated we have a lease with the county. A member of the public states spoke to the County Commissioners, who claim will not rent the space and if there is a new plan. Mr. McTernan stated the current condition is there's a lease with the county, if that changes it will be announced. A member of the public asked when rent payments would be expected to resume, and Mr. McTernan stated the demolition needs to be finished first.

### **Resolutions**

On motion of Ms. Eato-White, seconded by Ms. Soto, the board approved the Payment Resolution for May 2023. Vote: 4 - yes, 0 - no, 0 - abstain, 1 - absent (Caputo).

On motion of Mr. McTernan seconded by Mr. Zimmerman, the board approved the Resolution Appointing New Parking Enforcement Officers. Vote: 4 - yes, 0 - no, 0 - abstain, 1 - absent (Caputo).

On motion of Mr. Zimmerman, seconded by Ms.Soto, the board approved the Resolution Authorizing Easement upon a Fractional Portion of 10 French Street. Vote: 4 - yes, 0 - no, 0 - abstain, 1 - absent (Caputo).

On motion of Mr. Zimmerman, seconded by Ms. Eato-White, the board approved the 2023 Pay Adjustments. Vote: 4 - yes, 0 - no, 0 - abstain, 1 - absent (Caputo).

### **Old Business**

No old business.

### **New Business**

No new business.

### **Closed Session**

On motion of Ms. Eato-White, seconded by Mr. Zimmerman, the board retired to closed session at 5:16 p.m. to discuss a personnel topic. Vote: 4 - yes, 0 - no, 0 - abstain, 1 - absent (Caputo).

### **Adjournment**

On motion of Ms.Soto, seconded by Ms. Eato-White, the board adjourned at 5:34 p.m. Vote: 4 - yes, 0 - no, 0 - abstain, 1 - absent (Caputo).

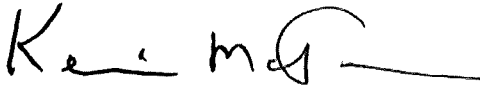


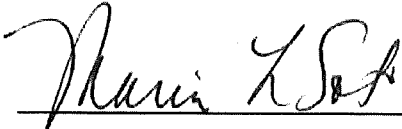
Andrea Eato-White  
Secretary

The Parking Authority of the City of New Brunswick  
May 2023 Resolution of Operating Expenditures

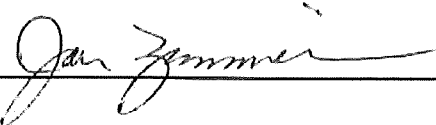
The estimated revenue operating fund expenditures, which are noted below, carry us through the next payment resolution. The following figures are for the period ending July 26, 2023.

Payroll Estimate	06/07/2023	90,000.00
Payroll Estimate	06/21/2023	90,000.00
Payroll Estimate	07/05/2023	90,000.00
Payroll Estimate	07/19/2023	90,000.00
Pension Estimate - May	06/07/2023	21,000.00
Health Estimate - June	06/15/2023	89,000.00
Pension Estimate - June	07/07/2023	22,000.00
Health Estimate - July	07/15/2023	89,000.00
Interest on notes	07/07/2023	129,590.00
Wellness Demolition	06/30/2023	341,000.00
Prior Month Estimate		(983,937.00)
Total Disbursements		2,699,400.19
Total Resolution Amount		<u>2,767,053.19</u>

  
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## The Parking Authority of the City of New Brunswick May 2023 Resolution of Operating Expenditures

The following expenditures are necessary for the Authority operations  
and are provided for within the annual budget then applicable:

<b>CHECKS</b>	<b>VENDOR NAME</b>	<b>DATE</b>	<b>AMOUNT</b>
WIRE	PAYROLL 03/31/23	03/29/2023	99,153.29
WIRE	FSA 03/31/23	03/29/2023	388.44
WIRE	PENSION - MARCH 2023	03/31/2023	18,972.82
WIRE	PENSION - 2022	03/31/2023	314,937.00
WIRE	PAYROLL 04/14/23	04/12/2023	91,478.58
WIRE	FSA 04/14/23	04/12/2023	388.44
WIRE	HEALTH - APRIL 2023	04/14/2023	83,338.07
WIRE	HEALTH - APRIL 2023	04/14/2023	12,337.26
WIRE	PAYROLL 04/28/23	04/26/2023	91,259.96
WIRE	FSA 04/28/23	04/26/2023	388.44
WIRE	PENSION - MARCH 2023	04/27/2023	17.44
WIRE	PENSION - APRIL 2023	05/05/2023	18,700.00
WIRE	PAYROLL 05/12/23	05/10/2023	89,708.55
WIRE	FSA 05/12/23	05/10/2023	388.44
WIRE	HEALTH - MAY 2023	05/12/2023	66,914.82
WIRE	HEALTH - MAY 2023	05/12/2023	12,337.26
WIRE	PAYROLL 05/26/23	05/24/2023	388.44
WIRE	FSA 05/26/23	05/24/2023	92,171.82
79030	WILENTZ	03/22/2023	588.00
79031	STEPHANIE HART	03/22/2023	69.73
79032	CAROLINE FULLMAN	04/05/2023	12.00
79033	ADELE T. MACULA	04/05/2023	21.00
79034	MITCHELLE SHIELDS BUONO	04/05/2023	4.00
79035	Prayosha Bhatt	04/05/2023	74.00
79036	AMERICAN SHREDDER	04/05/2023	90.00
79037	OPTIMUM	04/05/2023	785.20
79038	ELIZABETH CASIMIRO	04/05/2023	465.00
79039	CENTRAL JERSEY PROPERTY	04/05/2023	4,550.00
79040	CIRCLE JANITORIAL SUPPLIES	04/05/2023	3,356.17
79041	CLEAN MAT SERVICES LLC	04/05/2023	347.10
79042	CITY OF NEW BRUNSWICK	04/05/2023	14,118.59
79043	CITY OF NEW BRUNSWICK	04/05/2023	44.00
79044	CITY OF NEW BRUNSWICK	04/05/2023	57,178.25
79045	CITY OF NEW BRUNSWICK	04/05/2023	11,723.75
79046	EASTERN ARMORED SERVICES INC	04/05/2023	2,253.00
79047	J.C. EHRlich CO., INC.	04/05/2023	149.04
79048	FOXWOOD SERVICE CENTER	04/05/2023	274.00
79049	NEW JERSEY FAMILY SUPPORT	04/05/2023	250.00
79050	JOHN WALLING-COURT OFFICER	04/05/2023	134.80
79051	HOME DEPOT CREDIT SERVICES	04/05/2023	159.54
79052	IDENTISOURCE	04/05/2023	2,340.93
79053	INTERSTATE WASTE SERVICES	04/05/2023	2,616.84
79054	IPS GROUP INC.	04/05/2023	23,079.60

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<b>CHECKS</b>	<b>VENDOR NAME</b>	<b>DATE</b>	<b>AMOUNT</b>
79055	JERSEY ELEVATOR	04/05/2023	1,219.23
79056	CHARLES DANIEL KENNELLY	04/05/2023	180.00
79057	KF MECHANICAL HEATING & AIR CO	04/05/2023	6,325.00
79058	KENNETH LACEK	04/05/2023	170.00
79059	MD RADIO SERVICE	04/05/2023	750.05
79060	METLIFE	04/05/2023	355.00
79061	MIDDLESEX COUNTY TREASURER	04/05/2023	2,907.02
79062	NJ ADVANCE MEDIA	04/05/2023	96.32
79063	NATIONAL PARKING ASSOCIATION	04/05/2023	300.00
79064	PARTS AUTHORITY LLC	04/05/2023	192.83
79065	PRIMEPOINT LLC	04/05/2023	1,083.45
79066	PSE&G/WELLNESS ELECTRIC	04/05/2023	8,467.56
79067	PSE&G	04/05/2023	2,573.33
79068	SIGNAL ELECTRIC CORP	04/05/2023	9,002.50
79069	JAMES KELLY-COURT OFFICER	04/05/2023	120.00
79070	SUPERIOR LIGHTING	04/05/2023	599.85
79071	SWIFT ELECTRICAL SUPPLY CO	04/05/2023	152.25
79072	THYSSENKRUPP ELEVATOR CORP	04/05/2023	320.00
79073	VERIZON	04/05/2023	445.90
79074	VERIZON CABS	04/05/2023	1,182.58
79075	VERIZON CABS	04/05/2023	1,241.66
79076	VERIZON CABS	04/05/2023	2,483.33
79077	VERIZON	04/05/2023	37.78
79078	WB MASON CO INC	04/05/2023	878.36
79079	WOMAN AWARE INC	04/05/2023	155.00
79080	NETTA ARCHITECTS	04/10/2023	42,166.67
79081	SCHUCKMAN REALTY INC	04/10/2023	11,000.00
79082	JOSEPH DEBRIZZI	04/19/2023	16.00
79083	DOMINIC ETZOLD	04/19/2023	4.00
79084	RICHARD AUGLIERA	04/19/2023	16.00
79085	ACCESS LOCKSMITH	04/19/2023	3,255.70
79086	ADVANZA TECHNOLOGIES INC	04/19/2023	1,367.80
79087	AFLAC	04/19/2023	1,119.36
79088	DULCE ALVES-REIS	04/19/2023	170.00
79089	DASEUL BAIK	04/19/2023	165.00
79090	BEST CLEANING	04/19/2023	4,591.66
79091	BRUNSWICK URGENT CARE PA	04/19/2023	195.00
79092	OPTIMUM	04/19/2023	64.41
79093	CABLEVISION LIGHTPATH INC	04/19/2023	4,820.96
79094	CENTRAL JERSEY CONTRACTING	04/19/2023	5,700.00
79095	CIRCLE JANITORIAL SUPPLIES	04/19/2023	803.75
79096	CLEAN MAT SERVICES LLC	04/19/2023	347.10
79097	CONCEPTPRINT	04/19/2023	4,051.60

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<b>CHECKS</b>	<b>VENDOR NAME</b>	<b>DATE</b>	<b>AMOUNT</b>
79098	CORE & MAIN	04/19/2023	312.54
79099	JOVANE CORTEZ	04/19/2023	160.00
79100	DESK OFFICES	04/19/2023	180.00
79101	JOSEPH FAZZIO INC.	04/19/2023	1,401.80
79102	F&G MECHANICAL	04/19/2023	1,086.64
79103	FOXWOOD SERVICE CENTER	04/19/2023	1,057.00
79104	GANNETT NJ NEWSPAPERS	04/19/2023	109.78
79105	NEW JERSEY FAMILY SUPPORT	04/19/2023	250.00
79106	JOHN WALLING-COURT OFFICER	04/19/2023	134.80
79107	GEORGE ST HOLDINGS LLC	04/19/2023	971.31
79108	GSRP PROJECT HOLDINGS I, LLC	04/19/2023	5,088.79
79109	VOLKEN TIBET GUR	04/19/2023	155.00
79110	HOME DEPOT CREDIT SERVICES	04/19/2023	158.94
79111	HUB PARKING	04/19/2023	10,804.09
79112	INTERSTATE WASTE SERVICES	04/19/2023	690.00
79113	IPS GROUP INC.	04/19/2023	30,398.84
79114	JERSEY ELEVATOR	04/19/2023	7,905.00
79115	KF MECHANICAL HEATING & AIR CO	04/19/2023	16,771.00
79116	ARCHANA KODALI	04/19/2023	292.50
79117	SANDIP KUMAR	04/19/2023	375.00
79118	JOHN LARAWAY	04/19/2023	170.00
79119	MAARV WATERPROOFING INC.	04/19/2023	950.00
79120	MAUL POWER GROUP	04/19/2023	7,213.69
79121	METLIFE	04/19/2023	355.00
79122	RAINONE COUGHLIN MINCHELLO LLC	04/19/2023	4,000.00
79123	SUPERIOR VISION OF NJ INC	04/19/2023	206.13
79124	VERIZON	04/19/2023	417.22
79125	DR. CHARLES NICOLA	04/19/2023	195.00
79126	MILLIONCLIX	04/19/2023	6,500.00
79127	PARKMOBILE USA INC	04/19/2023	11,451.45
79128	PARTS AUTHORITY LLC	04/19/2023	1,367.97
79129	POWERDMS, INC	04/19/2023	5,191.57
79130	PRECISION TECHNOLOGY SOLUTIONS	04/19/2023	1,118.00
79131	PSE&G	04/19/2023	41,152.81
79132	PSE&G	04/19/2023	2,222.20
79133	QUADIENT FINANCE USA INC	04/19/2023	500.00
79134	QUADIENT FINANCE USA INC	04/19/2023	375.57
79135	LEANN REGO	04/19/2023	170.00
79136	HENRY RODRIGUEZ	04/19/2023	170.00
79137	RUTGERS UNIVERSITY	04/19/2023	3,044.51
79138	RUTGERS STATE OF NJ	04/19/2023	6,716.04
79139	SKYE SERRANO	04/19/2023	180.00
79140	MELIKE SERTBAS	04/19/2023	180.00

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CHECKS	VENDOR NAME	DATE	AMOUNT
79141	SIGNAL ELECTRIC CORP	04/19/2023	15,764.00
79142	SPECTROTEL	04/19/2023	51.86
79143	JAMES KELLY-COURT OFFICER	04/19/2023	120.00
79144	TEAMSTERS LOCAL 4069	04/19/2023	241.00
79145	USI INSURANCE SERVICES LLC	04/19/2023	284,490.34
79146	CHILD HEALTH INSTITUTE OF NJ	04/19/2023	170.00
79147	VERIZON WIRELESS	04/19/2023	1,483.68
79148	VERIZON/WELLNESS	04/19/2023	440.66
79149	VERIZON/FAX	04/19/2023	54.81
79150	WB MASON CO INC	04/19/2023	188.36
79151	XI ZENG	04/19/2023	195.00
79152	ANGELA REZNICK	05/04/2023	4.00
79153	ILEANA PENA	05/04/2023	45.00
79154	ROBIN SUYDAM	05/04/2023	19.00
79155	EMILY JACKSON	05/04/2023	4.00
79156	CONCEPCION SALDANA-ACEVEDO	05/04/2023	164.90
79157	COSTELLOS ACE HARDWARE	05/04/2023	112.46
79158	ADVANZA TECHNOLOGIES INC	05/04/2023	1,367.80
79159	ALLIED FIRE & SAFETY	05/04/2023	3,296.43
79160	APRUZZESE MCDERMOTT	05/04/2023	1,655.50
79161	LEONARD BIER	05/04/2023	597.50
79162	BUTTS TICKET COMPANY	05/04/2023	6,177.48
79163	OPTIMUM	05/04/2023	782.65
79164	OWEN CHRISAN	05/04/2023	155.00
79165	CITY OF NEW BRUNSWICK	05/04/2023	13,772.42
79166	CITY OF NEW BRUNSWICK- INSPCTN	05/04/2023	364.00
79167	CITY OF NEW BRUNSWICK	05/04/2023	41.00
79168	CITY OF NEW BRUNSWICK	05/04/2023	87,483.33
79169	CITY OF NEW BRUNSWICK	05/04/2023	36,454.99
79170	CITY OF NEW BRUNSWICK (WATER)	05/04/2023	137.76
79171	HARRY DELGADO	05/04/2023	1,784.30
79172	DESMAN	05/04/2023	27,989.50
79173	DOWNTOWN PRINTING CENTER	05/04/2023	2,289.73
79174	EASTERN ARMORED SERVICES INC	05/04/2023	2,253.00
79175	J.C. EHRlich CO., INC.	05/04/2023	149.04
79176	NEW JERSEY FAMILY SUPPORT	05/04/2023	260.00
79177	JOHN WALLING-COURT OFFICER	05/04/2023	134.80
79178	GUARANTEED MOTOR TOWING	05/04/2023	75.00
79179	HUB PARKING	05/04/2023	15,672.08
79180	INDEPENDANT OVERHEAD DOOR INC.	05/04/2023	3,340.00
79181	INTERNATIONAL PARKING	05/04/2023	1,079.00
79182	INTERSTATE WASTE SERVICES	05/04/2023	2,317.46
79183	IPS GROUP INC.	05/04/2023	7,198.51



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79184	JERSEY ELEVATOR	05/04/2023	1,219.23
79185	JOHNSON CONTROLS	05/04/2023	600.00
79186	MATTHEW KENNEDY	05/04/2023	846.91
79187	HELEN KOLIAS	05/04/2023	164.90
79188	METLIFE SBC	05/04/2023	4,328.00
79189	METLIFE	05/04/2023	355.00
79190	NANCY MILLER	05/04/2023	170.00
79191	RAINONE COUGHLIN MINCHELLO LLC	05/04/2023	9,215.00
79192	VERIZON	05/04/2023	316.15
79193	MILLIONCLIX	05/04/2023	1,125.00
79194	PARTS AUTHORITY LLC	05/04/2023	996.19
79195	URVI PATEL	05/04/2023	170.00
79196	PSE&G/WELLNESS GAS	05/04/2023	75.89
79197	PSE&G/ OLD FRESH GROCERY GAS	05/04/2023	175.92
79198	BRIGHT RAJARATNAM	05/04/2023	662.35
79199	RESPONSE COMPUTER GROUP INC	05/04/2023	86.00
79200	ANYA SHARMA	05/04/2023	90.00
79201	JENNIFER SPIEGEL	05/04/2023	165.00
79202	JAMES KELLY-COURT OFFICER	05/04/2023	120.00
79203	THYSSENKRUPP ELEVATOR CORP	05/04/2023	7,901.88
79204	TRIANGLE FIDELCO INDUST. CTR	05/04/2023	30,093.24
79205	TWO BROTHERS CONTRACTING INC	05/04/2023	258,279.00
79206	VERIZON	05/04/2023	440.10
79207	VERIZON	05/04/2023	37.47
79208	VIC GERARD GOLF CARS	05/04/2023	1,550.70
79209	WB MASON CO INC	05/04/2023	118.40
79210	WILENTZ	05/04/2023	367.50
79211	KNOTTS COLONIAL FUNERAL HOME	05/24/2023	84.00
79212	JANICE STAIB	05/24/2023	4.00
79213	George Papandreou	05/24/2023	17.00
79214	ACCESS LOCKSMITH	05/24/2023	3,579.70
79215	CONCEPCION SALDANA-ACEVEDO	05/24/2023	164.90
79216	COSTELLOS ACE HARDWARE	05/24/2023	185.77
79217	AFLAC	05/24/2023	1,492.48
79218	ALLIED FIRE & SAFETY	05/24/2023	4,470.00
79219	KEVIN ANDINO	05/24/2023	82.50
79220	APRUZZESE MCDERMOTT	05/24/2023	809.79
79221	BEST CLEANING	05/24/2023	4,591.66
79222	LEONARD BIER	05/24/2023	597.50
79223	BRUNSWICK SIGN & EXHIBIT CORP.	05/24/2023	1,035.00
79224	BRUNSWICK URGENT CARE PA	05/24/2023	585.00
79225	BUTTS TICKET COMPANY	05/24/2023	82.10
79226	LEANNE BYER	05/24/2023	180.00

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79227	OPTIMUM	05/24/2023	64.41
79228	CABLEVISION LIGHTPATH INC	05/24/2023	2,596.27
79229	ANNERY CARMONA	05/24/2023	180.00
79230	CASH: CHANGE FUND/PETTY CASH	05/24/2023	19.00
79231	CALUM CIANDELLA	05/24/2023	90.00
79232	CINTAS CORP LOC 062	05/24/2023	242.95
79233	CIRCLE JANITORIAL SUPPLIES	05/24/2023	1,315.75
79234	CLEAN MAT SERVICES LLC	05/24/2023	347.10
79235	CITY OF NEW BRUNSWICK	05/24/2023	137.75
79236	CITY OF NEW BRUNSWICK	05/24/2023	87,483.33
79237	CULTURAL CENTER	05/24/2023	48.23
79238	NICOLE CZAJKA	05/24/2023	180.00
79239	MARIA GALKIN	05/24/2023	155.00
79240	NEW JERSEY FAMILY SUPPORT	05/24/2023	520.00
79241	JOHN WALLING-COURT OFFICER	05/24/2023	269.60
79242	SOPHIA GENNA	05/24/2023	165.00
79243	GEORGE ST HOLDINGS LLC	05/24/2023	1,395.92
79244	GSRP PROJECT HOLDINGS I, LLC	05/24/2023	4,444.60
79245	HOME DEPOT CREDIT SERVICES	05/24/2023	604.86
79246	HUB PARKING	05/24/2023	8,942.38
79247	HUNTER BUSINESS SYSTEMS	05/24/2023	30.79
79248	INTERSTATE WASTE SERVICES	05/24/2023	345.00
79249	JERSEY ELEVATOR	05/24/2023	5,468.00
79250	NIKHITA KASHI	05/24/2023	170.00
79251	THEODORE KESOGLOU	05/24/2023	180.00
79252	KF MECHANICAL HEATING & AIR CO	05/24/2023	1,489.00
79253	HELEN KOLIAS	05/24/2023	164.90
79254	KAITLYN LEE	05/24/2023	155.00
79255	RICHARD MAGNOFFI	05/24/2023	310.00
79256	METLIFE SBC	05/24/2023	2,312.96
79257	METLIFE	05/24/2023	710.00
79258	MIDDLESEX COUNTY TREASURER	05/24/2023	7,265.83
79259	MIDDLESEX CNTY MUNICIPAL	05/24/2023	129,001.24
79260	RAINONE COUGHLIN MINCHELLO LLC	05/24/2023	14,165.70
79261	SUPERIOR VISION OF NJ INC	05/24/2023	233.01
79262	NOELLE NICOSIA	05/24/2023	180.00
79263	NJ MOTOR VEHICLE COMMISSION	05/24/2023	105.00
79264	OTIS ELEVATOR COMPANY	05/24/2023	19,936.20
79265	PARKMOBILE USA INC	05/24/2023	12,028.70
79266	PARTS AUTHORITY LLC	05/24/2023	147.72
79267	RIYA ASHISH PATEL	05/24/2023	170.00
79268	AAKASH PATEL	05/24/2023	170.00
79269	URVI PATEL	05/24/2023	170.00

The Parking Authority of the City of New Brunswick  
May 2023 Resolution of Operating Expenditures

The following expenditures are necessary for the Authority operations  
and are provided for within the annual budget then applicable:

<b>CHECKS</b>	<b>VENDOR NAME</b>	<b>DATE</b>	<b>AMOUNT</b>
79270	EARL PEARSON	05/24/2023	165.00
79271	ISABELLA PEREIRA	05/24/2023	180.00
79272	PRIMEPOINT LLC	05/24/2023	982.35
79273	PSE&G/WELLNESS ELECTRIC	05/24/2023	8,369.14
79274	PSE&G/WELLNESS GAS	05/24/2023	54.95
79275	PSE&G	05/24/2023	35,945.89
79276	PSE&G	05/24/2023	2,255.58
79277	PSE&G	05/24/2023	2,123.22
79278	PSE&G/ OLD FRESH GROCERY GAS	05/24/2023	176.53
79279	AARON PURNELL JR	05/24/2023	170.00
79280	QUADIENT FINANCE USA INC	05/24/2023	1,500.00
79281	RAPID PUMP & METER SERVICE CO	05/24/2023	23,193.34
79282	YASHIMITHA RAVIDRA	05/24/2023	155.00
79283	CARLI RESTA	05/24/2023	155.00
79284	ROBERT GRIGSS PLUMBING & HEAT	05/24/2023	821.66
79285	RUTGERS UNIVERSITY	05/24/2023	2,907.67
79286	RUTGERS STATE OF NJ	05/24/2023	5,797.12
79287	TULSI SHAH	05/24/2023	155.00
79288	SPECTROTEL	05/24/2023	51.48
79289	DIANA STRADER	05/24/2023	165.00
79290	JAMES KELLY-COURT OFFICER	05/24/2023	240.00
79291	JANARDAN SURENDRAN	05/24/2023	180.00
79292	TEAMSTERS LOCAL 4069	05/24/2023	241.00
79293	TRIANGLE FIDELCO INDUST. CTR	05/24/2023	30,093.24
79294	UGI ENERGY SERVICES LLC	05/24/2023	63.04
79295	VERIZON WIRELESS	05/24/2023	1,483.66
79296	VERIZON CABS	05/24/2023	1,150.47
79297	VERIZON CABS	05/24/2023	2,451.21
79298	VERIZON CABS	05/24/2023	2,419.12
79299	VERIZON	05/24/2023	37.47
79300	VERIZON/WELLNESS	05/24/2023	440.66
79301	VERIZON/FAX	05/24/2023	54.81
79302	VIRTU WATER METER SERVICES INC	05/24/2023	677.50
79303	WB MASON CO INC	05/24/2023	896.49
79304	MATTHEW ZHAN	05/24/2023	165.00
79305	SEAN ZUJKOWSKI	05/24/2023	165.00
			2,699,400.19

**A RESOLUTION OF THE NEW BRUNSWICK PARKING AUTHORITY  
AUTHORIZING SALARY INCREASES FOR ITS EMPLOYEES**

**WHEREAS**, the New Brunswick Parking Authority (hereinafter referred to as the “Authority”) has been duly created by ordinance of the City of New Brunswick as a public body corporate and politic of the State of New Jersey pursuant to and in accordance with the Parking Authorities Law, N.J.S.A. 40:11A-1 *et seq.*; and

**WHEREAS**, a meeting of the Authority was held on May 24, 2023; an

**WHEREAS**, the Authority is desirous of increasing the yearly salaries for its salaried and hourly non-union employees by two and a half percent (2.5%); and

**WHEREAS**, the salary increases for the salaried and hourly non-union employees will be effective retroactively from January 1, 2023.

**NOW, THEREFORE BE IT RESOLVED** by the New Brunswick Parking Authority that it hereby agrees to increase the salaries for its salaried and hourly non-union employees by two and a half percent (2.5%) effective retroactively from January 1, 2023.

**A RESOLUTION OF THE NEW BRUNSWICK PARKING  
AUTHORITY AUTHORIZING SALARY INCREASES FOR ITS  
EMPLOYEES**

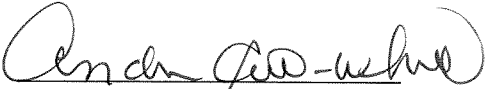
**VOTING RECORD**

Dated: May 24, 2023

<u>COMMISSIONERS</u>	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
KEVIN MC TERNAN	/			
JOHN ZIMMERMAN	/			
MARIA SOTO	/			
TONY CAPUTO				/
ANDREA EATO-WHITE	/			

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the New Brunswick Parking Authority.

May 24, 2023

  
Andrea Eato-White, Secretary NBPA

**A RESOLUTION OF THE NEW BRUNSWICK PARKING AUTHORITY  
AUTHORIZING ADOPTION AND EXECUTION OF DECLARATION AND GRANT  
OF EASEMENT**

**WHEREAS**, the New Brunswick Parking Authority (“NBPA”) has been duly created by ordinance of the City of New Brunswick as a public body corporate and politic of the State of New Jersey pursuant to and in accordance with the Parking Authorities Law, N.J.S.A. 40:11A-1 *et seq.*; and

**WHEREAS**, NBPA is the owner of properties known as Block 17.01, Lots 1.02 (“Lot 1.02”) and 1.03 (“Lot 1.03”) on the tax map of the City of New Brunswick; and

**WHEREAS**, Lot 1.02 is adjacent to and shares a property line with Lot 1.03; and

**WHEREAS**, pursuant to that certain Purchase and Sale Agreement by and between New Brunswick Parking Authority and Downtown HUB Associates LLC (“DHA”), DHA is the contract purchaser of Lot 1.03, and DHA’s affiliate, NJ Innovation Associates Urban Renewal LLC (“NJIA”), is ultimately to own Lot 1.03; and

**WHEREAS**, NJIA proposes to construct a new multistory office/research/academic building measuring approximately 574,000 square feet on Lot 1.03 (the “Building”); and

**WHEREAS**, construction of the Building as designed will result in a portion of the Building encroaching onto Lot 1.02 for a distance of approximately three feet with an area occupying approximately 919 square feet (the “Easement Area”); and

**WHEREAS**, NBPA wishes to enter into a Declaration and Grant of Easement (the “Easement”) to grant NJIA, as owner of Lot 1.03, an exclusive perpetual easement upon, over and across the Easement Area, a copy of the agreement which is annexed hereto as **Appendix I**.

**NOW THEREFORE, BE IT RESOLVED** by the New Brunswick Parking Authority as follows:

1. The Declaration and Grant of Easement by NBPA granting NJIA an easement over the Easement Area described in Exhibit B of the Easement is approved in substantially the form of the Easement annexed hereto as Appendix I.
2. The Chairman of NBPA is authorized to execute the above-noted Easement on behalf of NBPA.
3. This Resolution shall take effect immediately.

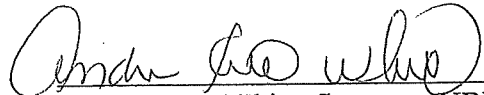
## VOTING RECORD

Dated: May 24, 2023

<u>Recorded Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Kevin McTernan	X			
Anthony Caputo				X
Andrea Eato-White	X			
Maria Soto	X			
John Zimmerman	X			

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the New Brunswick Parking Authority.

Dated: May 24, 2023

  
\_\_\_\_\_  
Andrea Eato-White, Secretary NBPA

**Appendix I**

(Attached)



Prepared by: \_\_\_\_\_  
Charles B. Liebling, Esq.

Record and Return to:  
Charles B. Liebling, Esq.  
Windels Marx Lane & Mittendorf, LLP  
120 Albany Street Plaza  
New Brunswick, New Jersey 08901

## DECLARATION AND GRANT OF EASEMENT

This **DECLARATION AND GRANT OF EASEMENT** ("Easement") is made this 24<sup>th</sup> day of May, 2023 by **NEW BRUNSWICK PARKING AUTHORITY** ("Grantor"), a public body corporate and politic of the State of New Jersey, having its office at 106 Somerset Street, Gateway Village, 6<sup>th</sup> Floor, New Brunswick, New Jersey 08901; and **NJ INNOVATION ASSOCIATES URBAN RENEWAL LLC** ("Grantee"), a New Jersey limited liability company, having an office at c/o New Brunswick Development Corporation, 120 Albany Street Plaza, Tower I, 7<sup>th</sup> Floor, New Brunswick, New Jersey 08901.

### WITNESSETH

**WHEREAS**, Grantor is the owner of certain real property located in the City of New Brunswick, County of Middlesex, State of New Jersey, more commonly known as Block 17.01, Lot 1.02 on the Tax Map of New Brunswick, New Jersey, as depicted and described on Exhibit A hereto ("Property"); and

**WHEREAS**, the Property is adjacent to and shares a property line with Block 17.01, Lot 1.03 ("Lot 1.03"); and

**WHEREAS**, immediately prior to the recording of this Easement, Grantee took title to Lot 1.03; and

**WHEREAS**, Grantee proposes to construct a new multistory office/research/academic building measuring approximately 573,000 square feet on Lot 1.03 (the "Building"); and

**WHEREAS**, construction of the Building as designed will result in a portion of the Building encroaching onto the Property for a distance of approximately 3 feet with an area occupying approximately 919 square feet, as shown on Exhibit B ("Easement Area"); and

**WHEREAS**, Grantor desires to grant to Grantee, as the owner of Lot 1.03, an exclusive perpetual easement upon, over and across, the Easement Area.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the Grantor hereby grants, covenants, restricts, agrees, and declares as follows:

1. Easement. Grantor hereby grants and reserves, for the benefit of Grantee, an exclusive, perpetual easement to allow the aforementioned building on Lot 1.03, to encroach onto the Easement Area, as depicted in Exhibit B.

2. Reservation. Notwithstanding anything to the contrary herein, the Grantor reserves the right to use and develop the Property as permitted by law, subject to the Easement.

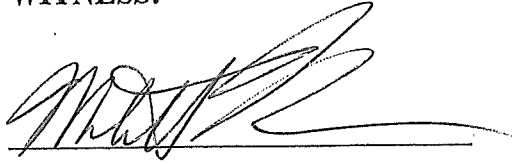
3. Indemnification. Grantee shall indemnify, defend and hold Grantor, its officers, agents, employees, successors and assigns, free and harmless from and against any and all claims, liabilities and losses of whatsoever nature, whether caused by Grantee or any of Grantee's officers, agents, representatives, employees, guests, business invitees and/or contractors, including, but not limited to claims for death and personal injury or property damage, including injury or damage to the aforesaid indemnified parties and/or their respective properties, caused by, happening in connection with, or arising directly or indirectly out of the initial or any subsequent exercise or enjoyment of the Easement Area and /or any other rights granted hereunder, except to the extent that any such claim, liability or loss results from the negligence or willful misconduct of any indemnified party.

4. Binding. This Easement shall run with the land and shall be binding on and inure to the benefit of any successors, assigns or transferees of any part of the Property.

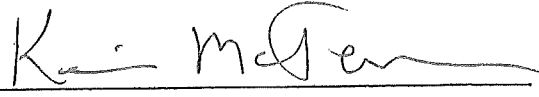
*[signatures appear on successive page]*

IN WITNESS WHEREOF, the parties caused this Easement to be executed as of the day and year first above written:

WITNESS:



NEW BRUNSWICK PARKING AUTHORITY

By: 

Name: Kevin McTernan

Title: Chairman

WITNESS:

---

NJ INNOVATION ASSOCIATES URBAN  
RENEWAL LLC, a New Jersey limited liability  
company

By: New Brunswick Development Corporation,  
its sole member

By: \_\_\_\_\_

Name: Christopher J. Paladino

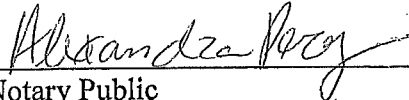
Title: President

ACKNOWLEDGMENT

STATE OF NEW JERSEY )  
 )  
COUNTY OF MIDDLESEX )

**BE IT REMEMBERED**, that on this 5 day of June, 2023, before me, the subscriber, personally appeared Kevin McTernan, who, I am satisfied, is the person who executed the within Easement as Chairman of **NEW BRUNSWICK PARKING AUTHORITY**, a public body corporate and politic of the State of New Jersey, and thereupon acknowledged that he signed and delivered the same as the voluntary act and deed of said limited liability company.


IN WITNESS WHEREOF, I hereunto set my hand and official seal the day and year first above written.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/08/2027

STATE OF NEW JERSEY )  
 )  
COUNTY OF MIDDLESEX )

**BE IT REMEMBERED**, that on this 5 day of June, 2023, before me, the subscriber, personally appeared Christopher J. Paladino, President of New Brunswick Development Corporation, sole member of **NJ INNOVATION ASSOCIATES URBAN RENEWAL LLC**, who acknowledged himself to be the person who executed the within Easement and who, being duly sworn, did say he has the authority to do so, and acknowledged to me that he executed the same for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal the day and year first above written.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**EXHIBIT A**

LEGAL DESCRIPTION OF BLOCK 17.01, LOT 1.02

[attached]

27 April 2022  
Revised 12 April 2023  
130121401

**WRITTEN DESCRIPTION  
BLOCK 17.01, LOT 1.02  
CITY OF NEW BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY**

**Beginning** at a point in the southerly line of French Street (62 feet wide per tax map) where said southerly line is intersected by the division line between Block 17.01, Lot Nos. 1.02 and 1.03, as shown on a plan entitled "Minor Subdivision Plan, NPBA Subdivision, Proposed Block No. 17.01, Lot Nos. 1.02 & 1.03, Block No. 17, Lot No. 1.01, Block No. 18, Lot Nos. 4.01, 11.02 & 19.01, Tax Map Sheet No. 36, City of New Brunswick, Middlesex County, New Jersey", prepared by Langan Engineering and Environmental Services, Inc., dated January 19, 2022, last revised February 14, 2023, Drawing No. CB101, and from said Point of Beginning running; thence

1. North  $60^{\circ}17'32''$  East, a distance of 65.84 feet to a cross cut set where said southerly line is intersected by the westerly line of a dedication to the City of New Brunswick set forth in Deed Book 18394, Page 574; thence the following seven courses along said westerly line:
2. Along a non-tangent curve to the right having a radius of 39.25 feet, an arc length of 26.71 feet, a central angle of  $38^{\circ}59'21''$ , a chord bearing South  $78^{\circ}33'51''$  East, and a chord length of 26.20 feet to a point of tangency; thence
3. South  $59^{\circ}04'11''$  East, a distance of 129.57 feet to a point of curvature; thence
4. Along a curve to the right having a radius of 39.25 feet, an arc length of 33.64 feet, a central angle of  $49^{\circ}06'35''$ , a chord bearing South  $34^{\circ}30'53''$  East, and a chord length of 32.62 feet to a point of tangency; thence
5. South  $09^{\circ}57'36''$  East, a distance of 25.96 feet to a point; thence
6. South  $08^{\circ}42'23''$  East, a distance of 54.03 feet to a point; thence
7. South  $10^{\circ}27'46''$  East 13.84 feet to a point; thence
8. South  $33^{\circ}52'07''$  East 45.30 feet to a point in the westerly line of Spring Street (36 feet wide per tax map); thence
9. South  $09^{\circ}50'17''$  East, along said line of Spring Street, a distance of 104.97 feet to a nail with washer set identified "Langan"; thence
10. South  $79^{\circ}41'31''$  West, along Block 18, Lot 1, lands now or formerly Catherine Paitakis set forth in Deed Book 3055, page 696, and continuing along Block 18, Lot 2, other lands now or formerly of Catherine Paitakis set forth in Deed Book 2863, page 202 and Block 18, Lot 3, lands now or formerly NB-Alma Holdings, LLC set forth in Deed Book 0-17464, page 1671, a total distance of 110.58 feet to a point; thence
11. South  $10^{\circ}51'14''$  East, along said Block 18, Lot 3, a distance of 90.70 feet to a cross cut set in the northerly line of Patterson Street (48 feet wide per tax map); thence
12. South  $78^{\circ}50'16''$  West, along said northerly line of Patterson Street, a distance of 156.32 feet to a cross cut set; thence
13. North  $11^{\circ}09'44''$  West, along Block 18, Lot 8, lands now or formerly Dennis Alan Auciello, P.A. set forth in Deed Book 3183, page 880, a distance of 100.00 feet to a point; thence
14. South  $78^{\circ}50'16''$  West, along the same and continuing along Block 18, Lot 9, lands now or formerly of Barristers III, LLC, set forth in Deed Book 5405, page 872, continuing along

- Block 18, Lot 10, lands now or formerly of Can't Miss Corp., a total distance of 74.72 feet to a point; thence
15. South  $10^{\circ}11'44''$  East, along said Block 18, Lot 10, a distance of 100.02 feet to a cross cut set in the aforementioned northerly line of Patterson Street; thence
  16. South  $78^{\circ}50'16''$  West, along said northerly line of Patterson Street, a distance of 50.00 feet to a cross cut set where said northerly line of Patterson Street is intersected by the easterly line of Kirkpatrick Street as established by Ordinance O-101202; thence
  17. North  $10^{\circ}11'44''$  West, along said easterly line of Kirkpatrick Street, a distance of 132.72 feet to a point; thence
  18. North  $79^{\circ}48'49''$  East, along said division line between Block 17.01, Lot Nos. 1.02 and 1.03, a distance of 178.65 feet to a point; thence
  19. North  $10^{\circ}11'11''$  West, along the same, a distance of 305.87 feet to the **Point of Beginning**.

Encompassing an area of 92,163 square feet or 2.1158 acres, more or less.

The above description was prepared in accordance with a plan entitled, "Minor Subdivision Plan, NPBA Subdivision, Proposed Block No. 17.01, Lot Nos. 1.02 & 1.03, Block No. 17, Lot No. 1.01, Block No. 18, Lot Nos. 4.01, 11.02 & 19.01, Tax Map Sheet No. 36, City of New Brunswick, Middlesex County, New Jersey", prepared by Langan Engineering and Environmental Services, Inc., dated January 19, 2022, last revised February 14, 2023, Drawing No. CB101.

---

Joseph E. Romano  
Professional Land Surveyor  
New Jersey License No. 24GS03627300

**EXHIBIT B**

EASEMENT AREA

[attached]



22 March 2023  
Revised 12 April 2023  
130121401

**WRITTEN DESCRIPTION  
ENCROACHMENT EASEMENT  
PORTION OF BLOCK 17.01, LOT 1.02  
CITY OF NEW BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY**

**Commencing** at a nail with washer set identified "Langan" where the southerly line of French Street (62 feet wide per tax map) is intersected by the easterly line of Kirkpatrick Street as established by Ordinance O-101202 as shown on a plan entitled "Minor Subdivision Plan, NPBA Subdivision, Proposed Block No. 17.01, Lot Nos. 1.02 & 1.03, Block No. 17, Lot No. 1.01, Block No. 18, Lot Nos. 4.01, 11.02 & 19.01, Tax Map Sheet No. 36, City of New Brunswick, Middlesex County, New Jersey", prepared by Langan Engineering and Environmental Services, Inc., dated January 19, 2022, last revised July 26, 2022, Drawing No. CB101, and from said Point of Commencement running; thence

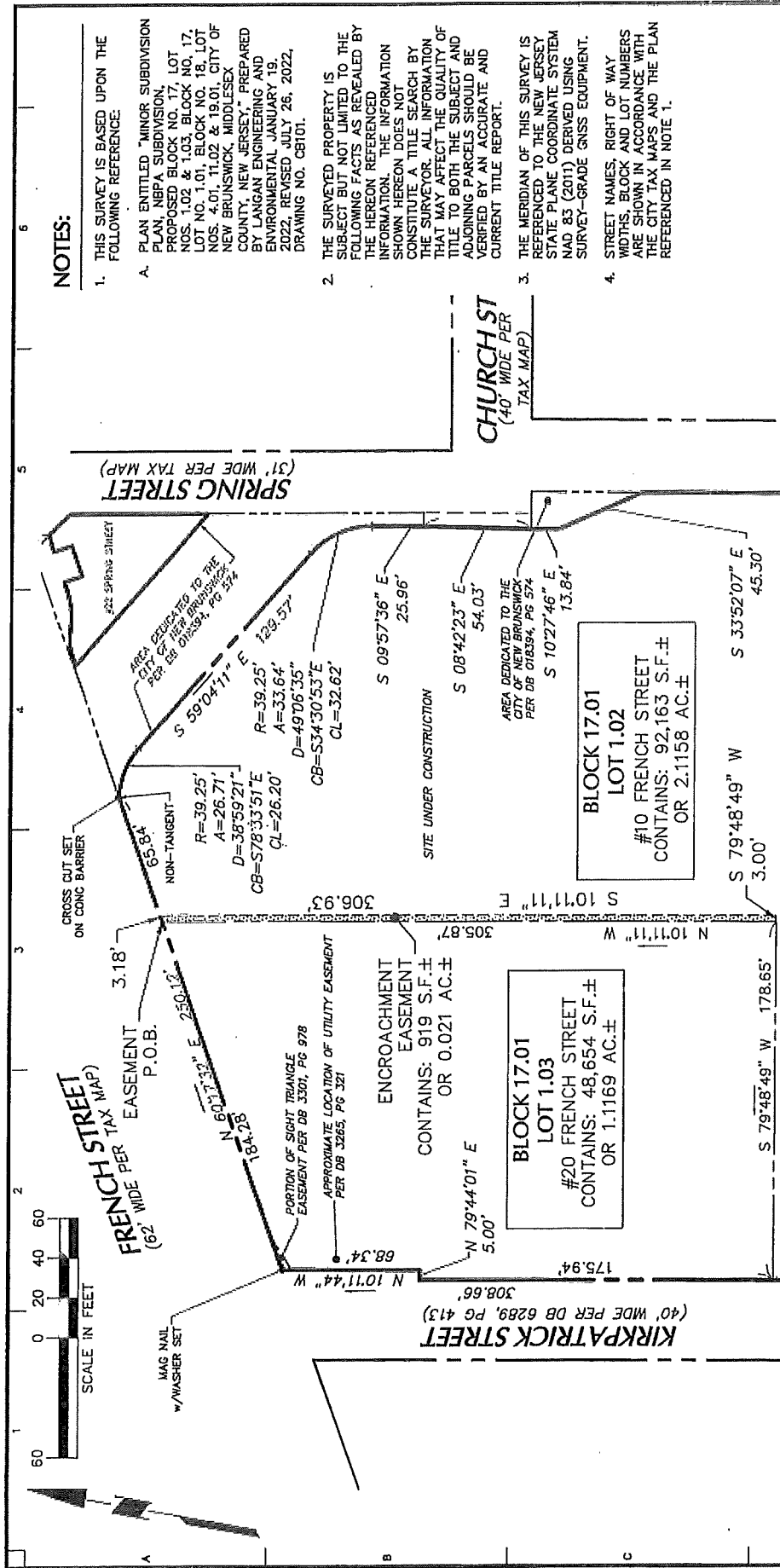
- A. North 60°17'32" East, a distance of 184.28 feet, along said southerly line of French Street, to a point where said southerly line is intersected by the division line between Block 17.01, Lots 1.02 and 1.03, as shown on said plan, said point being the **Point of Beginning**; thence
1. Continuing along the same, North 60°17'32" East, a distance of 3.18 feet to a point; thence
  2. Along a line through said Block 17.01, Lot 1.02 as shown on said plan, South 10°11'11" East, a distance of 306.93 feet to a point; thence
  3. Continuing along the same, South 79°48'49" West, a distance of 3.00 feet to a point on said division line as shown on said plan; thence
  4. Along said division line, North 10°11'11" West, a distance of 305.87 feet to the **Point of Beginning**.

Encompassing an area of 919 square feet or 0.021 acres, more or less.

The above description was prepared in accordance with a plan entitled, "Easement Exhibit, NPBA Subdivision, Block No. 17.01, Lot Nos. 1.02 & 1.03, City of New Brunswick, Middlesex County, New Jersey", prepared by Langan Engineering and Environmental Services, Inc., dated March 22, 2023, Revised April 12, 2023, Drawing No. FG101.

Joseph E. Romano  
Professional Land Surveyor  
New Jersey License No. 24GS03627300

NJ Certificate of Authorization No. 24GA27998400  
W:\angan.com\data\LA\data\130121401\Project Data\Discipline\Survey\Office Data\Descriptions\130121401 FG201 Encroachment Easement Written Description.docx



**NOTES:**

- THIS SURVEY IS BASED UPON THE FOLLOWING REFERENCE:
  - PLAN ENTITLED "MINOR SUBDIVISION PLAN, NBPA SUBDIVISION, PROPOSED BLOCK NO. 17, LOT NOS. 1.02 & 1.03, BLOCK NO. 17, LOT NO. 1.01, BLOCK NO. 18, LOT NOS. 4.01, 11.02 & 19.01, CITY OF NEW BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL JANUARY 19, 2022, REVISED JULY 26, 2022, DRAWING NO. CB101.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE CITY TAX MAPS AND THE PLAN REFERENCED IN NOTE 1.

REVISED APRIL 12, 2023

<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.2000 F: 609.282.2001 www.langan.com NJ Certificate of Authorization No. 24GA279654-00	Project <b>NBPA SUBDIVISION</b> BLOCK No. 17.01 LOT Nos. 1.02 & 1.03 CITY OF NEW BRUNSWICK MIDDLESEX COUNTY NEW JERSEY	Drawing Title <b>EASEMENT EXHIBIT</b>	Project No. 130121401
	Date MARCH 22, 2023	Drawn By JPH	Checked By RBK