

**Agenda**  
**New Brunswick Parking Authority**  
**January 27, 2021**

- A. Call to Order
- B. Read Public Notice
- C. Minutes from August 2020 Board Meeting  
Minutes from October 2020 Board Meeting  
Minutes from December 2020 Board Meeting
- D. Public Comment
- E. Board Discussion
- F. Resolutions
  - 1. Payment Resolution for January 2021
  - 2. Resolution Authorizing the Adoption and Execution of the Deed Of Dedication for Portions of Block 17, Lot 1.01 and Block 18 Lot 4.01 and the Temporary Construction Easement Over Block 17 Lot 1.01 in Connection with the Spring Street Extension.
- G. Old Business
- H. New Business
  
- M. Adjourn

**Minutes of a Regular Board Meeting  
January 27, 2021**

A Regular Meeting of the New Brunswick Parking Authority was held on January 27, 2021 in the conference room of the New Brunswick Parking Authority located at 106 Somerset Street, New Brunswick, New Jersey. Due to the COVID-19 health emergency, all commissioners attended via conference call in. Chairman Kevin McTernan called the meeting to order at 5:11 p.m.

Mr. Karon read the Public Statement as required by P.L. 1975.

<b>Commissioners in Attendance:</b>	Kevin McTernan	Chairman
	Tony Caputo	Vice Chairman
	Louis Garlatti, Jr.	Treasurer
	Edwin Keefe	Secretary
	Andrea Eato-White	Commissioner

<b>Legal in Attendance via phone:</b>	David Minchello	General Counsel
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<b>NBPA Personnel in Attendance:</b>	Mitchell Karon	Executive Director
	Bright Rajaratnam (via phone)	Chief Financial Officer
	Stephanie Hart (via phone)	Human Resources Manager

**Minutes**

On motion of Mr. Keefe, seconded by Mr. Garlatti, the Board approves the August 2020 Regular Board Meeting Minutes. Vote: 3-yes, 0-no, 0-absent, 2 – abstain (McTernan, Eato-White)

On motion of Mr. McTernan, seconded by Ms. Eato-White, the Board approves the October 2020 Regular Board Meeting Minutes. Vote: 3-yes, 0-no, 0-absent, 2-abstain (Caputo, Keefe)

On motion of Mr. Garlatti, seconded by Ms. Eato-White, the Board approves the December 2020 Regular Board Meeting Minutes. Vote: 3-yes, 0-no, 0-absent, 2-abstain (McTernan, Keefe)

**Public Comment**

A member of the public asks whose idea it was to cut down the number of Board Meetings and states that he believes the meetings should be held monthly. Mr. Karon advises the schedule was his suggestion.

A member of the public inquires about the pilot payment and asks if this was the first time it was never paid. Mr. Karon advises that this was the first time a pilot payment was not made. An agreement was reached to pay back last year's pilot payment over the next 4 years. NBPA is still negotiating payment for this year's pilot payment.

A member of the public asks whether the NBPA is getting anything in return for dedicating land to City, as per the resolution on tonight's agenda. Mr. Minchello states that the NBPA is not getting anything in return, and that the amount of land being dedicated is just a matter of feet.

A member of the Public inquires about Rutgers purchasing 3 floors of the Gateway building and asks how much they are purchasing them for. Mr. Karon states that received notice from Rutgers that they are going to negotiate the option to purchase, but that there is no set amount yet.

**Board Discussion**

No Board Discussion.

**Resolutions**

On motion of Mr. Keefe, seconded by Mr. McTernan, the Board approved the Payment Resolution for January 2021. Vote: 5- yes, 0- no, 0-absent, 0-abstain.

On motion of Ms. Eato-White, seconded by Mr. Caputo, the Board approved the Resolution Authorizing the Adoption and Execution of the Deed of Dedication for portions of Block 17, Lot 1.01 and Block 18, Lot 4.01 and the Temporary Construction Easement over Block 17, Lot 1.01 in Connection with the Spring Street Extension.

Vote: 5- yes, 0- no, 0-absent, 0-abstain.

**Old Business**

No Old Business

**New Business**

No New Business

**Adjourn**

On motion of Mr. Keefe, seconded by Ms. Eato-White, the Board adjourned at 5:21pm.

Vote: 5- yes, 0- no, 0-absent, 0-abstain.



Louis Garlatti, Jr.  
Secretary Designee

The Parking Authority of the City of New Brunswick  
 January 2021 Resolution of Operating Expenditures

WIRE	PAYROLL 12/23/20	12/22/2020	66,079.51
WIRE	FSA 12-23-20	12/22/2020	463.06
WIRE	PENSION -DEC.	12/30/2020	18,100.20
WIRE	PAYROLL 01/06/21	01/06/2021	75,829.34
WIRE	FSA 01/06/21	01/06/2021	319.21
WIRE	HEALTH - JAN.	01/12/2021	55,066.88
WIRE	HEALTH - JAN.	01/12/2021	8,854.95
WIRE	PAYROLL 01/20/21	01/20/2021	68,744.80
WIRE	FSA 01/20/21	01/20/2021	319.21
75318	CITY OF NEW BRUNSWICK	12/28/2020	26,859.00
75319	JOE GLEASON	12/28/2020	4.00
75320	ALLIED FIRE & SAFETY	12/28/2020	2,870.58
75321	SYNCB AMAZON	12/28/2020	164.99
75322	LEONARD BIER	12/28/2020	532.70
75323	CENTRAL JERSEY PROPERTY	12/28/2020	9,200.00
75324	CERULLO FIRE PROTECTION INC	12/28/2020	495.00
75325	LAURA CHOI	12/28/2020	195.00
75326	CLEAN MAT SERVICES LLC	12/28/2020	344.80
75327	CITY OF NEW BRUNSWICK	12/28/2020	752.74
75328	HARRY DELGADO	12/28/2020	351.85
75329	MICHAEL DE TERESA	12/28/2020	813.00
75330	MIKE FAVALE	12/28/2020	160.00
75331	FOXWOOD SERVICE CENTER	12/28/2020	164.00
75332	GEORGE ST HOLDINGS LLC	12/28/2020	483.69
75333	HOME NEWS TRIBUNE	12/28/2020	89.18
75334	HUB PARKING	12/28/2020	14,077.26
75335	INTEGRATED TECHNICAL	12/28/2020	55.00
75336	MITCHELL KARON	12/28/2020	15.98
75337	KF MECHANICAL HEATING & AIR CO	12/28/2020	8,291.00
75338	MARLIN BUSINESS BANK	12/28/2020	134.82
75339	METLIFE	12/28/2020	605.00
75340	RAINONE COUGHLIN MINCHELLO LLC	12/28/2020	4,000.00
75341	HANA NGUYEN	12/28/2020	195.00
75342	NJ MOTOR VEHICLE COMMISSION	12/28/2020	105.00
75343	NJ MOTOR VEHICLE COMMISSION	12/28/2020	105.00
75344	TREASURER -STATE OF NEW JERSEY	12/28/2020	1,750.00
75345	OTIS ELEVATOR COMPANY	12/28/2020	6,412.50
75346	PARTS AUTHORITY LLC	12/28/2020	109.20
75347	PIERSON COMMERCIAL REAL ESTATE	12/28/2020	8,319.60
75348	PSE&G/WELLNESS GAS	12/28/2020	279.42
75349	PSEG/RT27 & KIRKPATRICK ST	12/28/2020	158.94
75350	PSE&G	12/28/2020	1,425.20
75351	PSE&G	12/28/2020	926.32
75352	PSE&G/ OLD FRESH GROCERY GAS	12/28/2020	799.35
75353	RUTGERS STATE OF NJ	12/28/2020	7,931.75
75354	SOMERSET URBAN RENEWAL LLC	12/28/2020	1,981.00
75355	SPECTROTEL	12/28/2020	49.04

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75356	STAPLES	12/28/2020	432.32
75357	JOHN WALLING COURT OFFICER	12/28/2020	8.49
75358	JAMES KELLY-COURT OFFICER	12/28/2020	120.00
75359	TIAA BANK	12/28/2020	169.32
75360	VERIZON WIRELESS	12/28/2020	2,781.00
75361	VERIZON CABS	12/28/2020	659.09
75362	VERIZON	12/28/2020	506.20
75363	VERIZON/WELLNESS	12/28/2020	419.77
75364	VERIZON/FAX	12/28/2020	54.30
75365	WB MASON CO INC	12/28/2020	133.46
75366	BRENDA VANECEK	01/11/2021	10.00
75367	VICTOR LOBIONDO	01/11/2021	180.00
75368	ADVANZA TECHNOLOGIES INC	01/11/2021	1,535.00
75369	AMERICAN TIRE DISTRIBUTORS	01/11/2021	1,547.74
75370	BEST CLEANING	01/11/2021	3,645.00
75371	LEONARD BIER	01/11/2021	545.90
75372	ROBERT BIGOS	01/11/2021	135.00
75373	OPTIMUM	01/11/2021	781.68
75374	OPTIMUM	01/11/2021	176.61
75375	CENTRAL JERSEY COMPANY	01/11/2021	769.82
75376	CENTRAL JERSEY WASTE	01/11/2021	325.00
75377	LAURA CHOI	01/11/2021	97.50
75378	CITY OF NEW BRUNSWICK	01/11/2021	31.00
75379	MICHAEL DE TERESA	01/11/2021	101.15
75380	J.C. EHRLICH CO., INC.	01/11/2021	132.00
75381	ABDULLA ELNATOUR	01/11/2021	702.50
75382	BRIAN GREENE	01/11/2021	165.00
75383	GSRP PROJECT HOLDINGS I, LLC	01/11/2021	2,346.80
75384	HUNTER BUSINESS SYSTEMS	01/11/2021	415.20
75385	IPS GROUP INC.	01/11/2021	5,631.91
75386	HEATHER JOHNSON	01/11/2021	227.50
75387	METLIFE	01/11/2021	605.00
75388	MIDDLESEX COUNTY TREASURER	01/11/2021	1,225.10
75389	NJ MOTOR VEHICLE COMMISSION	01/11/2021	34.00
75390	NJ MOTOR VEHICLE COMMISSION	01/11/2021	105.00
75391	NJ MOTOR VEHICLE COMMISSION	01/11/2021	84.00
75392	PRIMEPOINT LLC	01/11/2021	980.70
75393	PSE&G/WELLNESS ELECTRIC	01/11/2021	7,642.35
75394	RESPONSE COMPUTER GROUP INC	01/11/2021	216.00
75395	RUTGERS STATE OF NJ	01/11/2021	7,931.75
75396	SCHINDLER ELEVATOR CORP	01/11/2021	707.28
75397	JAMES KELLY-COURT OFFICER	01/11/2021	120.00
75398	TASC	01/11/2021	535.00
75399	TEAMSTERS LOCAL 4069	01/11/2021	147.00
75400	THYSSENKRUPP ELEVATOR CORP	01/11/2021	1,187.50
75401	TRIANGLE FIDELCO INDUST. CTR	01/11/2021	28,457.82
75402	VERIZON	01/11/2021	925.00
75403	VERIZON CABS	01/11/2021	663.52

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75404	WB MASON CO INC	01/11/2021	6.65
75405	MAE ACCETTURA	01/12/2021	120.00
75406	SWAPNA ADIBHATLA	01/12/2021	100.00
75407	MANISH AIREN	01/12/2021	50.00
75408	NATALIYA ALEKSANDROVA	01/12/2021	70.00
75409	RACHEL ALLEN	01/12/2021	90.00
75410	ALFONSO ALONSO	01/12/2021	10.00
75411	JOHN ANTHAL	01/12/2021	30.00
75412	MOHAMED ARAFA	01/12/2021	120.00
75413	TARIQ ASHRAF	01/12/2021	70.00
75414	MARC BECKER	01/12/2021	30.00
75415	DONNA BERRY	01/12/2021	20.00
75416	NAVTEJ BOPARAI	01/12/2021	50.00
75417	JOEL BROOKS	01/12/2021	50.00
75418	CINDY BYRD	01/12/2021	60.00
75419	RYAN CABRITA	01/12/2021	10.00
75420	JOSEPH CANGIALOSI	01/12/2021	70.00
75421	THERESA CARLSON	01/12/2021	50.00
75422	JOHN CARRINGTON	01/12/2021	150.00
75423	STEPHEN CASTANEDA	01/12/2021	120.00
75424	ALEX CHIN	01/12/2021	120.00
75425	JOHN COLE	01/12/2021	30.00
75426	PAUL CRAWFORD	01/12/2021	40.00
75427	LOISPAULA CROSS	01/12/2021	120.00
75428	NICOLE CUMMINGS	01/12/2021	50.00
75429	ROBERT DEGARIS	01/12/2021	60.00
75430	MAXINE DEINES	01/12/2021	680.00
75431	GIRISH DESAI	01/12/2021	40.00
75432	VIKAS DHAWAN	01/12/2021	50.00
75433	SONAL DHINGRA	01/12/2021	570.00
75434	GREGORY DIETZ	01/12/2021	30.00
75435	BARBARA DONNELLY	01/12/2021	60.00
75436	SHELLY EVANS	01/12/2021	60.00
75437	ANTHONY FRANCIS	01/12/2021	150.00
75438	MAURIZIO GRAMMATICO	01/12/2021	60.00
75439	CYNTHIA GRANAY	01/12/2021	40.00
75440	FRANCIS GRAY	01/12/2021	140.00
75441	ALEXANDER HAIMOVICH	01/12/2021	130.00
75442	DONALD D. HARPER SR.	01/12/2021	120.00
75443	PATRICK HAUGH	01/12/2021	20.00
75444	JONATHAN HILL	01/12/2021	50.00
75445	CHRIS HOFKER	01/12/2021	160.00
75446	MARY HOMER	01/12/2021	50.00
75447	CHARLES HOMOKI	01/12/2021	130.00
75448	KELSEY HOWELL	01/12/2021	160.00
75449	WONSUK HUR	01/12/2021	90.00
75450	ANTONIO IRIZARRY	01/12/2021	100.00
75451	ABDUL JABBAR	01/12/2021	60.00

## The Parking Authority of the City of New Brunswick January 2021 Resolution of Operating Expenditures

75452	ABID JAWAD	01/12/2021	20.00
75453	NIRAJ JOBANPUTRA	01/12/2021	50.00
75454	JOSEPH JURUSZ	01/12/2021	50.00
75455	EASWAR KAMAL	01/12/2021	120.00
75456	BRIAN KAROLEWSKI	01/12/2021	30.00
75457	RENUKA KARUPEN	01/12/2021	550.00
75458	PRAKASH KIRUPAHARAN	01/12/2021	130.00
75459	LEON KOBZANTSEV	01/12/2021	50.00
75460	JEFF KOODISH	01/12/2021	130.00
75461	LUKASZ KOWALCZYK	01/12/2021	70.00
75462	EDUARD KRAKER	01/12/2021	130.00
75463	TAKIYAH LANCASTER	01/12/2021	120.00
75464	MATTHEW LAVEGLIO	01/12/2021	10.00
75465	JASON LEAVITT	01/12/2021	80.00
75466	LATASHA LECATOR	01/12/2021	10.00
75467	LINDSAY LERDO	01/12/2021	120.00
75468	TIM LETBETTER	01/12/2021	130.00
75469	STUART LOPEZ	01/12/2021	10.00
75470	DONNA LUCAS	01/12/2021	50.00
75471	MARK MACHADO	01/12/2021	40.00
75472	PAM MAHON	01/12/2021	30.00
75473	NADIA MAKNOUN	01/12/2021	30.00
75474	EMILIANO U MALLARI JR	01/12/2021	10.00
75475	JAMES MALONEY	01/12/2021	50.00
75476	MICHAEL MANCUSO	01/12/2021	120.00
75477	BAMAYANGAY MASSAQUOI	01/12/2021	160.00
75478	GEORGE MAURO	01/12/2021	50.00
75479	JAY MCPETERS	01/12/2021	100.00
75480	KYLE MENZ	01/12/2021	20.00
75481	RIZWAN MIRZA	01/12/2021	80.00
75482	NIGEL MODESTE	01/12/2021	30.00
75483	FRANK MONDELLA	01/12/2021	40.00
75484	ALIS MONTGOMERY	01/12/2021	40.00
75485	NEAL MORAN	01/12/2021	360.00
75486	DAVID MOSS	01/12/2021	30.00
75487	MILLIE MOY-THOMPSON	01/12/2021	110.00
75488	MARY NAJEM	01/12/2021	40.00
75489	LISA NASTO	01/12/2021	40.00
75490	HOMER NELSON MD	01/12/2021	100.00
75491	VERNESSA ALEXIS NILES	01/12/2021	100.00
75492	TIM OEST	01/12/2021	50.00
75493	JUAN PRADA OJEDA	01/12/2021	120.00
75494	JOSHUA OLIVER	01/12/2021	50.00
75495	SHANNON ORYNIAK	01/12/2021	90.00
75496	JOHN OSTYNSKI	01/12/2021	60.00
75497	SUSAN PARALUSZ	01/12/2021	10.00
75498	SATISH PARAB	01/12/2021	120.00
75499	RAJESH PARTHASARATHY	01/12/2021	40.00

The Parking Authority of the City of New Brunswick  
 January 2021 Resolution of Operating Expenditures

75500	MAYANK PATEL	01/12/2021	20.00
75501	CHETAN PATEL	01/12/2021	10.00
75502	JIGAR PATEL	01/12/2021	60.00
75503	GAURANG PATEL	01/12/2021	70.00
75504	DARSHAN PATEL	01/12/2021	550.00
75505	SAMUEL PHILLIPS	01/12/2021	50.00
75506	MICHAEL PIMENTEL	01/12/2021	10.00
75507	BARBARA POST	01/12/2021	10.00
75508	AMBIKA PRASAD	01/12/2021	30.00
75509	KIBUI M PYRON	01/12/2021	30.00
75510	RAVI RADHAKRISHNAN	01/12/2021	50.00
75511	KRISHNA RAJ RAMADORAI	01/12/2021	40.00
75512	DIANE RODGERS-KAMINSKI	01/12/2021	60.00
75513	ALEX ROSENZWEIG	01/12/2021	50.00
75514	ROSSEN ROUSSEV	01/12/2021	50.00
75515	ROBERT RUBEL	01/12/2021	180.00
75516	NASHAAT SADEK	01/12/2021	30.00
75517	VAUGHN SAILSMAN	01/12/2021	10.00
75518	MASOUD SALAHI	01/12/2021	30.00
75519	LAURA SALCIUNAS	01/12/2021	160.00
75520	DREW SALMIERI	01/12/2021	100.00
75521	KAREN SANTIAGO	01/12/2021	10.00
75522	VISHWANATH SATNUR	01/12/2021	140.00
75523	SHEILA SCHUHMANN	01/12/2021	10.00
75524	PHILIP SEGGIO	01/12/2021	30.00
75525	CINDY SHIUNG	01/12/2021	100.00
75526	SHANMAGANATHAN SIVAKUMAR	01/12/2021	60.00
75527	LEAH SOLOMON	01/12/2021	110.00
75528	THOMAS SQUERI	01/12/2021	10.00
75529	CRAIG STEWART	01/12/2021	140.00
75530	HELENE SUSSMAN	01/12/2021	60.00
75531	BARRY SZARVAS	01/12/2021	130.00
75532	ABHAY TAIWADE	01/12/2021	30.00
75533	GRITNEY TAM	01/12/2021	120.00
75534	JEFF TANNER	01/12/2021	50.00
75535	KENNETH THIBAULT	01/12/2021	550.00
75536	JUDITH THOMPSON	01/12/2021	100.00
75537	BETTY THOMAS	01/12/2021	10.00
75538	AMBER TOLAT	01/12/2021	70.00
75539	JERONIMO TONGSON	01/12/2021	50.00
75540	HEIDI TORRES-FEWELL	01/12/2021	40.00
75541	SARINO TROPEANO	01/12/2021	70.00
75542	DINA VAZ	01/12/2021	10.00
75543	TAMILSELVAN VELAYUTHAM	01/12/2021	30.00
75544	LEDESSE VERA	01/12/2021	20.00
75545	SUNIL VISWANATHAN	01/12/2021	40.00
75546	SUBRAMANIAN VISWANATHAN	01/12/2021	10.00
75547	PARESH VYAS	01/12/2021	30.00



## The Parking Authority of the City of New Brunswick January 2021 Resolution of Operating Expenditures

75548	DIRK WABRICK	01/12/2021	120.00
75549	JAMES WALTON	01/12/2021	10.00
75550	SCOTT WHEELock	01/12/2021	550.00
75551	CASANDRA WHITE-ROBINSON	01/12/2021	90.00
75552	MARTIN WONG	01/12/2021	50.00
75553	CHRIS WOOD	01/12/2021	10.00
75554	GOPICHAND YARLAGADDA	01/12/2021	50.00
75555	SRINIVAS YENAMANDRA	01/12/2021	50.00
75556	KAREN YOUNG	01/12/2021	10.00
75557	AMIR ZIA	01/12/2021	130.00
75558	BARBARA NEWMAN	01/27/2021	4.00
75559	GARY MENKIN	01/27/2021	17.00
75560	ROBERT LEE	01/27/2021	180.00
75561	KRISHNA RAJ RAMADORAI	01/27/2021	180.00
75562	MATTHEW LEVEGLIO	01/27/2021	180.00
75563	CONCEPCION SALDANA-ACEVEDO	01/27/2021	148.50
75564	AFLAC	01/27/2021	671.74
75565	MOHAMMAD ARAIN	01/27/2021	180.00
75566	AMERICAN TIRE DISTRIBUTORS	01/27/2021	401.20
75567	BEST CLEANING	01/27/2021	3,645.00
75568	CABLEVISION LIGHTPATH INC	01/27/2021	2,549.70
75569	CASH: CHANGE FUND/PETTY CASH	01/27/2021	37.00
75570	CDW GOVERNMENT	01/27/2021	101.06
75571	CENTRAL JERSEY WASTE	01/27/2021	1,448.00
75572	CINTAS CORP LOC 062	01/27/2021	349.80
75573	CIRCLE JANITORIAL SUPPLIES	01/27/2021	1,513.90
75574	CLEAN MAT SERVICES LLC	01/27/2021	344.80
75575	CONSOLIDATED STEEL & ALUMINUM	01/27/2021	262,240.00
75576	MICHAEL DE TERESA	01/27/2021	13.89
75577	DOWNTOWN PRINTING CENTER	01/27/2021	260.42
75578	FOXWOOD SERVICE CENTER	01/27/2021	761.00
75579	GEORGE ST HOLDINGS LLC	01/27/2021	558.53
75580	XIAOYANG HU	01/27/2021	180.00
75581	HUB PARKING	01/27/2021	14,077.00
75582	IPT LLC	01/27/2021	5,682.07
75583	Ryan Cabrita	01/27/2021	180.00
75584	James DAmbrosio	01/27/2021	120.00
75585	Chris Hofker	01/27/2021	20.00
75586	ERICA JAMES	01/27/2021	170.00
75587	Susan Paralusz	01/27/2021	180.00
75588	Barbara Post	01/27/2021	180.00
75589	SHI JIANG	01/27/2021	175.00
75590	MITCHELL KARON	01/27/2021	15.98
75591	KF MECHANICAL HEATING & AIR CO	01/27/2021	13,043.25
75592	HELEN KOLIAS	01/27/2021	148.50
75593	K.W. RASTALL OIL COMPANY	01/27/2021	1,838.33
75594	YAOYIJIAN LI	01/27/2021	232.50
75595	MARLIN BUSINESS BANK	01/27/2021	134.82

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75596	METLIFE SBC	01/27/2021	2,155.29
75597	METLIFE	01/27/2021	610.00
75598	NETWORKFLEET	01/27/2021	646.00
75599	NETTA ARCHITECHS	01/27/2021	45.60
75600	NJ MOTOR VEHICLE COMMISSION	01/27/2021	71.50
75601	OTIS ELEVATOR COMPANY	01/27/2021	3,283.86
75602	PARKMOBILE USA INC	01/27/2021	5,761.75
75603	PENNJERSY ENVIRONMENTAL CONSUL	01/27/2021	2,730.00
75604	PSE&G	01/27/2021	34,779.86
75605	PSE&G	01/27/2021	2,405.97
75606	PSE&G	01/27/2021	1,486.45
75607	QUADIEN FINANCE USA INC	01/27/2021	375.57
75608	REDI PACKAGING, INC	01/27/2021	225.42
75609	RUTGERS UNIVERSITY	01/27/2021	4,809.07
75610	SAL ELECTRIC CO INC	01/27/2021	2,375.80
75611	SCHINDLER ELEVATOR CORP	01/27/2021	986.18
75612	SOMERSET URBAN RENEWAL LLC	01/27/2021	1,175.00
75613	SPECTROTEL	01/27/2021	49.75
75614	NJ ADVANCE MEDIA	01/27/2021	88.35
75615	JAMES KELLY-COURT OFFICER	01/27/2021	120.00
75616	FARHAN SYED	01/27/2021	360.00
75617	DENISE TADY	01/27/2021	255.00
75618	THYSSENKRUPP ELEVATOR CORP	01/27/2021	910.00
75619	TIAA BANK	01/27/2021	169.32
75620	VERIZON WIRELESS	01/27/2021	1,432.31
75621	VERIZON CABS	01/27/2021	697.71
75622	VERIZON CABS	01/27/2021	2,781.99
75623	WB MASON CO INC	01/27/2021	107.96
75624	JIAHUI WEI	01/27/2021	165.00
75625	WILENTZ	01/27/2021	759.50
75626	WEINUO ZHANG	01/27/2021	247.50

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868,894.70

The Parking Authority of the City of New Brunswick  
January 2021 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 March 24, 2021.

Payroll Estimate	02/03/21	65,000.00
Payroll Estimate	02/17/21	65,000.00
Payroll Estimate	03/10/21	65,000.00
Payroll Estimate	03/24/21	65,000.00
Health - Feb.	02/12/21	63,921.83
Pension - Feb.	02/08/21	16,600.00
Prior Month Payroll Estimate		(195,000.00)
Total Disbursements		868,894.70
Total Resolution Amount		<u>1,014,416.53</u>

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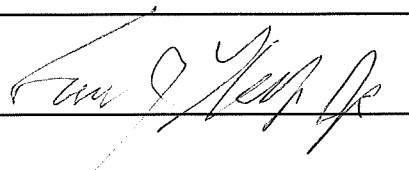
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Recvd 1/20

# The Parking Authority of the City of New Brunswick January 2021 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 March 24, 2021.

Payroll Estimate	02/03/21	65,000.00
Payroll Estimate	02/17/21	65,000.00
Payroll Estimate	03/10/21	65,000.00
Payroll Estimate	03/24/21	65,000.00
Health - Feb.	02/12/21	63,921.83
Pension - Feb.	02/08/21	16,600.00
Prior Month Payroll Estimate		(195,000.00)
Total Disbursements		868,894.70
Total Resolution Amount		<u>1,014,416.53</u>

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## The Parking Authority of the City of New Brunswick January 2021 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 March 24, 2021.

Payroll Estimate	02/03/21	65,000.00
Payroll Estimate	02/17/21	65,000.00
Payroll Estimate	03/10/21	65,000.00
Payroll Estimate	03/24/21	65,000.00
Health - Feb.	02/12/21	63,921.83
Pension - Feb.	02/08/21	16,600.00
Prior Month Payroll Estimate		(195,000.00)
<b>Total Disbursements</b>		<b>868,894.70</b>
Total Resolution Amount		<b>1,014,416.53</b>

*Andrea Cato - White*

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The Parking Authority of the City of New Brunswick  
January 2021 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 March 24, 2021.

Payroll Estimate	02/03/21	65,000.00
Payroll Estimate	02/17/21	65,000.00
Payroll Estimate	03/10/21	65,000.00
Payroll Estimate	03/24/21	65,000.00
Health - Feb.	02/12/21	63,921.83
Pension - Feb.	02/08/21	16,600.00
Prior Month Payroll Estimate		(195,000.00)
Total Disbursements		868,894.70
Total Resolution Amount		<u>1,014,416.53</u>

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*LA Can Catta*

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**A RESOLUTION OF THE NEW BRUNSWICK PARKING AUTHORITY  
AUTHORIZING THE ADOPTION AND EXECUTION OF THE DEED OF  
DEDICATION FOR PORTIONS OF BLOCK 17, LOT 1.01 AND BLOCK 18, LOT 4.01  
AND THE TEMPORARY CONSTRUCTION EASEMENT OVER BLOCK 17, LOT 1.01  
IN CONNECTION WITH THE SPRING STREET EXTENSION**

**WHEREAS**, the New Brunswick Parking Authority ( 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**, the Authority is the owner of property located at 2 French Street, New Brunswick, New Jersey, more formally designated as Block 17, Lot 1.01 (hereinafter the "French Street Property") as shown on the official tax maps of the City of New Brunswick; and

**WHEREAS**, the Authority is the owner of property located at 140 Church Street, New Brunswick, New Jersey, more formally designated as Block 18, Lot 4.01 (hereinafter the "Church Street Property") as shown on the official tax maps of the City of New Brunswick; and

**WHEREAS**, pursuant to N.J.S.A. 40:11A-6, the Authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts and things necessary, convenient or desirable for the purposes of the Authority; and

**WHEREAS**, the Authority, as owner of French Street Property and the Church Street Property wishes to dedicate a portion of the aforementioned properties to the City of New Brunswick by way of a Deed of Dedication attached hereto and made a part hereof as **Exhibit A**; and

**WHEREAS**, the Authority, as owner of French Street Property wishes to grant a Temporary Construction Easement, through and over a portion of the French Street Property, to the City of New Brunswick by way of a Temporary Construction Easement Agreement attached hereto and made a part hereof as **Exhibit B**; and

**WHEREAS**, based upon all of the facts and circumstances, execution of the Deed of Dedication and the Temporary Construction Easement Agreement are in the best interests of the Authority.

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

1. The Authority is hereby authorized to adopt and execute the Deed of Dedication attached hereto as **Exhibit A**.
2. The Authority is hereby authorized to adopt and execute the Temporary Construction Easement Agreement attached hereto as **Exhibit B**.
3. This Resolution shall take effect immediately.

**A RESOLUTION OF THE NEW BRUNSWICK PARKING AUTHORITY  
AUTHORIZING THE ADOPTION AND EXECUTION OF THE DEED OF  
DEDICATION FOR PORTIONS OF BLOCK 17, LOT 1.01 AND BLOCK 18, LOT 4.01  
AND THE TEMPORARY CONSTRUCTION EASEMENT OVER BLOCK 17, LOT 1.01  
IN CONNECTION WITH THE SPRING STREET EXTENSION**

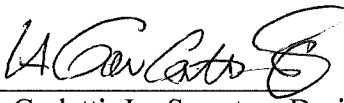
**VOTING RECORD**

Dated: January 27, 2021

COMMISSIONERS	<u>  /YES  </u>	<u>  /NO  </u>	<u>  /ABSTAIN  </u>	<u>  /ABSENT  </u>
Kevin McTernan	X			
Anthony Caputo	X			
Edwin Keefe	X			
Louis Garlatti, Jr.	X			
Andrea Eato-White	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.

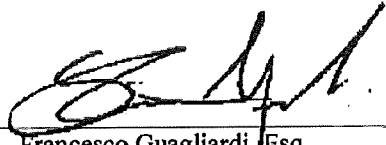
Dated: January 27, 2021

  
 \_\_\_\_\_  
 Louis Garlatti, Jr., Secretary Designee



# EXHIBIT A

Prepared by:

  
Francesco Guagliardi, Esq.

## DEED

This Deed is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2021

**BETWEEN,**

**NEW BRUNSWICK PARKING AUTHORITY**, having an address at **106 Somerset Street, New Brunswick, New Jersey 08901**, referred to as the Grantor,

**AND**

**THE CITY OF NEW BRUNSWICK**, a municipal corporation of the State of New Jersey, whose address is **78 Bayard Street, New Brunswick, New Jersey 08903**, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**TRANSFER OF OWNERSHIP.** The Grantor grants and conveys (transfers ownership of) his entire interest the property described below to the Grantee. This transfer is made for the sum of **ONE DOLLAR \$1.00**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1)

Municipality of **City of New Brunswick**

Block No. 17                      Lot No. 1.01                      Account No.

Block No. 18                      Lot No. 4.01                      Account No.


**PROPERTY.** The property consists of the land in the **City of New Brunswick, County of Middlesex, State of New Jersey**. This deed intends to convey and show a dedication of a portion of property intended to be and become part of the City of New Brunswick. The legal descriptions are:

See Schedule A annexed hereto and made a part hereof. See also Schedule B, showing the Plans in connection with the property, annexed hereto and made part hereof.

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page.

**NEW BRUNSWICK PARKING AUTHORITY**



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

Witnessed by:

\_\_\_\_\_

STATE OF NEW JERSEY :  
: ss  
COUNTY OF MIDDLESEX :

I CERTIFY that on this 27 day of January, 2021

Mitchell Karon came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) were the makers of the attached deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)



STEPHANIE HART  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES FEB. 28. 2023

# SCHEDULE A



DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 1.01 IN BLOCK 17

February 7, 2018

All that certain parcel of land located on land and premises situate, lying and being in the City of New Brunswick, County of Middlesex, State of New Jersey being part of Lot 1.01 in Block 17 as shown on Tax Map Sheet 36 more particularly described pursuant to a survey of the property entitled "Traffic Signal at the Intersection of Easton Avenue, French Street, Albany Street and Proposed Spring Street Connection, City of New Brunswick, Middlesex County, INDIVIDUAL PROPERTY PARCEL MAP, PARCELS 2, TCE-2A, TCE-2B & TCE-2C, PORTION OF LOT 1.01, BLOCK 17," dated January, 2018, prepared by Michael S. Finnegan, P.L.S., for the firm of T&M Associates of Middletown, New Jersey being bounded and described as follows:

**Fee Parcel #2**

Beginning at a point on the existing southerly right-of-way (R.O.W.) line of French Street (New Jersey State Route No. 27) (variable width R.O.W.), said point being the intersection of said R.O.W. line with the existing westerly R.O.W. line of Spring Street, said point being located 51.03 feet right from and perpendicular to project baseline station 11+34.32, said point bearing New Jersey State Plane Coordinates (NAD 1983) of North 605,732.8886 and East 507,235.1710; running thence:

1. South 55 degrees 17 minutes 39 seconds East, along the existing westerly R.O.W. line of Spring Street, a distance of 11.00 feet to a point of non-tangent curvature; thence along the proposed southerly R.O.W. line of French Street (New Jersey State Route No. 27) the following ten (10) courses
2. On a curve to the left, having a radius of 96.83 feet, a central angle of 03 degrees 35 minutes 11 seconds, a chord bearing of South 62 degrees 21 minutes 03 seconds West and distance of 6.06 feet, an arc distance of 6.06 feet to a point; thence
3. South 60 degrees 51 minutes 08 seconds West, a distance of 2.49 feet to an angle-point; thence
4. South 29 degrees 08 minutes 52 seconds East, a distance of 9.00 feet to an angle-point; thence
5. South 60 degrees 51 minutes 08 seconds West, a distance of 16.00 feet to an angle-point; thence
6. North 29 degrees 08 minutes 52 seconds West, a distance of 9.00 feet to an angle-point; thence
7. South 60 degrees 51 minutes 08 seconds West, a distance of 1.74 feet to an angle-point; thence
8. South 61 degrees 40 minutes 02 seconds West, a distance of 3.74 feet to a point of curvature; thence
9. On a curve to the right, having a radius of 45.75 feet, a central angle of 24 degrees 53 minutes 47 seconds, a chord bearing of South 76 degrees 03 minutes 53 seconds West and distance of 19.72 feet, an arc distance of 19.88 feet to a point of reverse curvature; thence

DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 1.01 IN BLOCK 17

February 7, 2018

10. On a curve to the left, having a radius of 24.25 feet, a central angle of 27 degrees 39 minutes 38 seconds, a chord bearing of South 74 degrees 40 minutes 57 seconds West and distance of 11.59 feet, an arc distance of 11.71 feet to a point of tangency; thence
11. South 60 degrees 51 minutes 08 seconds West, a distance of 5.38 feet to the point of intersection of said proposed R.O.W. of French Street with the proposed easterly R.O.W. line of the "Proposed Spring Street Connection"; thence along same
12. South 59 degrees 07 minutes 56 seconds East, along the proposed easterly R.O.W. line of Proposed Spring Street Connection, being hereby established as shown on the aforesaid map, a distance of 100.12 feet to a point in the existing westerly R.O.W. line of Spring Street; thence
13. South 10 degrees 25 minutes 59 seconds East, along the existing westerly R.O.W. line of Spring Street, a distance of 106.98 feet to the point of intersection of said R.O.W. line with the existing northerly R.O.W. line of Church Street (54 feet wide R.O.W.); thence
14. South 79 degrees 25 minutes 08 seconds West, along the existing northerly R.O.W. line of Church Street, a distance of 6.53 feet to a point, said point being the location of a Proposed Monument; thence along the proposed westerly R.O.W. line of the "Proposed Spring Street Connection" the following four (4) courses
15. North 10 degrees 01 minutes 21 seconds West, a distance of 25.97 feet to a point of curvature, said point being the location of a Proposed Monument; thence
16. On a curve to the left, having a radius of 39.25 feet, a central angle of 49 degrees 06 minutes 35 seconds, a chord bearing of North 34 degrees 34 minutes 39 seconds West and distance of 32.62 feet, an arc distance of 33.64 feet to a point, said point being the location of a Proposed Monument; thence
17. North 59 degrees 07 minutes 56 seconds West, a distance of 129.57 feet to a point of curvature, said point being the location of a Proposed Monument; thence
18. On a curve to the left, having a radius of 39.25 feet, a central angle of 38 degrees 59 minutes 28 seconds, a chord bearing of North 78 degrees 37 minutes 40 seconds West and distance of 26.20 feet, an arc distance of 26.71 feet to a point in the existing southerly R.O.W. line of French Street (New Jersey State Highway Route No. 27); thence
19. North 60 degrees 13 minutes 46 seconds East, along the existing southerly R.O.W. line of French Street (New Jersey State Route No. 27), a distance of 130.59 feet to the point or place of BEGINNING.

Parcel 2 containing 8,063 Square Feet of land (0.1851 of an acre) is and is intended to be all that portion of Lot 1.01, Block 17 being conveyed.

DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 1.01 IN BLOCK 17

February 7, 2018

**Temporary Construction Easement #TCE-2A**

Beginning at a point on the existing southerly right-of-way (R.O.W.) line of French Street (New Jersey State Route No. 27), said point being the intersection of said R.O.W. line with the existing easterly R.O.W. line of Kirkpatrick Street, said point being located 41.15 feet right from and perpendicular to project baseline station 7+50.60 and bearing New Jersey State Plane Coordinates (NAD 1983) of North 605,543.8600 and East 506,904.7100; running thence:

1. North 60 degrees 13 minutes 46 seconds East, along the existing southerly R.O.W. line of French Street (New Jersey State Route No. 27), a distance of 84.10 feet to a point; thence through Lot 1.01 in Block 17 the following two (2) courses
2. South 29 degrees 46 minutes 14 seconds East, a distance of 7.41 feet to an angle-point; thence
3. South 59 degrees 24 minutes 21 seconds West, a distance of 87.18 feet to a point in the existing easterly R.O.W. line of Kirkpatrick Street; thence
4. North 10 degrees 15 minutes 25 seconds West, along the existing easterly R.O.W. line of Kirkpatrick Street, a distance of 9.19 feet to the point or place of BEGINNING.

“Temporary Construction Easement Parcel (TCE-2A)” containing 687 Square Feet of land (0.0158 Acre) intended for access to the property, construction of the proposed improvements and remedial work within said area and shall terminate after completion of construction and acceptance of the project by the Middlesex County Board of Chosen Freeholders subject to the conditions of the maintenance bond for same. On termination of the Temporary Construction Easement (TCE-2A) all maintenance of said area shall be the responsibility of the property owner.

**Temporary Construction Easement #TCE-2B**

Beginning at a point on the proposed westerly right-of-way (R.O.W.) line of the Proposed Spring Street Connection, said point being the intersection of said proposed R.O.W. line with the existing northerly R.O.W. line of Church Street, said point being located 28.75 feet right from and perpendicular to project baseline station 42+50.83 and bearing New Jersey State Plane Coordinates (NAD 1983) of North 605,543.9772 and East 507,281.7531; running thence:

1. South 79 degrees 25 minutes 08 seconds West, along the existing northerly R.O.W. line of Church Street (54 feet wide R.O.W.), a distance of 193.47 feet to a point; thence the following three (3) courses through Lot 1.01 in Block 17
2. North 34 degrees 24 minutes 56 seconds East, a distance of 105.47 feet to an angle- point; thence
3. North 55 degrees 35 minutes 04 seconds West, a distance of 9.07 feet to an angle-point; thence
4. North 32 degrees 24 minutes 20 seconds West, a distance of 69.50 feet to a point on the existing southerly R.O.W. line of French Street (New Jersey State Route No. 27); thence

DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 1.01 IN BLOCK 17

February 7, 2018

5. North 60 degrees 13 minutes 46 seconds East, along the existing southerly R.O.W. line of French Street (New Jersey State Highway Route No. 27), a distance of 17.70 feet to a point of non-tangent curvature; thence the following four (4) courses through Lot 1.01 in Block 17 along the proposed westerly R.O.W. line of the Proposed Spring Street Connection
6. On a curve to the right, having a radius of 39.25 feet, a central angle of 38 degrees 59 minutes 28 seconds, a chord bearing of South 78 degrees 37 minutes 40 seconds East and distance of 26.20 feet, an arc distance of 26.71 feet to a point of tangency, said point being the location of a Proposed Monument; thence
7. South 59 degrees 07 minutes 56 seconds East, a distance of 129.57 feet to a point of curvature, said point being the location of a Proposed Monument; thence
8. On a curve to the right, having a radius of 39.25 feet, a central angle of 49 degrees 06 minutes 35 seconds, a chord bearing of South 34 degrees 34 minutes 39 seconds East and distance of 32.62 feet, an arc distance of 33.64 feet to a point of tangency, said point being the location of a Proposed Monument; thence
9. South 10 degrees 01 minutes 21 seconds East, a distance of 25.97 feet to the point or place of BEGINNING.

“Temporary Construction Easement Parcel (TCE-2B)” containing 15,633 Square Feet of land (0.3589 Acre) intended for access to the property, construction of the proposed improvements and remedial work within said area and shall terminate after completion of construction and acceptance of the project by the Middlesex County Board of Chosen Freeholders subject to the conditions of the maintenance bond for same. On termination of the Temporary Construction Easement (TCE-2B) all maintenance of said area shall be the responsibility of the property owner.

**Temporary Construction Easement #TCE-2C**

Beginning at a point on the existing westerly right-of-way (R.O.W.) line of Spring Street, said point being located 23.49 feet right from and perpendicular to project baseline station 40+74.78 and bearing New Jersey State Plane Coordinates (NAD 1983) of North 605,718.2559 and East 507,256.2986; running thence:

1. South 10 degrees 25 minutes 59 seconds East, along the existing westerly R.O.W. line of Spring Street (33 feet wide R.O.W.), a distance of 69.01 feet to a point; thence
2. Through Lot 1.01 in Block 17, along the proposed easterly R.O.W. line of the Proposed Spring Street Connection, North 59 degrees 07 minutes 56 seconds West, a distance of 100.12 feet to a point; thence continuing through Lot 1.01 in Block 17, along the proposed southerly R.O.W. line of French Street (New Jersey State Route No. 27) the following ten (10) courses
3. North 60 degrees 51 minutes 08 seconds East, a distance of 5.38 feet to a point of curvature; thence



DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 1.01 IN BLOCK 17

February 7, 2018

4. On a curve to the right, having a radius of 24.25 feet, a central angle of 27 degrees 39 minutes 38 seconds, a chord bearing of North 74 degrees 40 minutes 57 seconds East and distance of 11.59 feet, an arc distance of 11.71 feet to a point of reverse curvature; thence
5. On a curve to the left, having a radius of 45.75 feet, a central angle of 24 degrees 53 minutes 47 seconds, a chord bearing of North 76 degrees 03 minutes 53 seconds East and distance of 19.72 feet, an arc distance of 19.88 feet to a point of tangency; thence
6. North 61 degrees 40 minutes 02 seconds East, a distance of 3.74 feet to a point; thence
7. North 60 degrees 51 minutes 08 seconds East, a distance of 1.74 feet to a point; thence
8. South 29 degrees 08 minutes 52 seconds East, a distance of 9.00 feet to a point; thence
9. North 60 degrees 51 minutes 08 seconds East, a distance of 16.00 feet to a point; thence
10. North 29 degrees 08 minutes 52 seconds West, a distance of 9.00 feet to a point; thence
11. North 60 degrees 51 minutes 08 seconds East, a distance of 2.49 feet to a point of curvature; thence
12. On a curve to the right, having a radius of 96.83 feet, a central angle of 03 degrees 35 minutes 11 seconds, a chord bearing of North 62 degrees 21 minutes 03 seconds East and distance of 6.06 feet, an arc distance of 6.06 feet to a point in the existing westerly R.O.W. line of Spring Street; thence
13. South 55 degrees 17 minutes 39 seconds East, along the existing westerly R.O.W. line of Spring Street, a distance of 14.70 feet to the point or place of BEGINNING.

“Temporary Construction Easement Parcel (TCE-2C)” containing 2,760 Square Feet of land (0.0634 Acre) intended for access to the property, construction of the proposed improvements and remedial work within said area and shall terminate after completion of construction and acceptance of the project by the Middlesex County Board of Chosen Freeholders subject to the conditions of the maintenance bond for same. On termination of the Temporary Construction Easement (TCE-2C) all maintenance of said area shall be the responsibility of the property owner.

DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

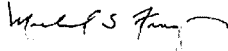
PORTION OF LOT 1.01 IN BLOCK 17

February 7, 2018

The aforescribed parcels also being shown and designated as Parcels 2, PE-2, TCE-2A, TCE-2B and TCE-2C on a certain map entitled "Traffic Signal at the Intersection of Easton Avenue, French Street, Albany Street and Proposed Spring Street Connection, City of New Brunswick, Middlesex County, GENERAL PROPERTY PARCEL MAP SHOWING EXISTING RIGHT-OF-WAY AND PARCELS TO BE ACQUIRED", dated January, 2018, prepared by Michael S. Finnegan, P.L.S., for the firm of T&M Associates of Middletown, New Jersey. Said map intended to be filed in the Middlesex County Clerk's Office.


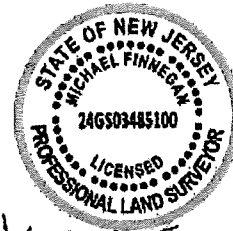
DESCRIPTION PREPARED BY:

T & M ASSOCIATES



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MICHAEL S. FINNEGAN  
NEW JERSEY PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. GS34851



This item has been electronically signed and sealed by Michael Finnegan, PLS using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 4.01 IN BLOCK 18

February 7, 2018

All that certain parcel of land located on land and premises situate, lying and being in the City of New Brunswick, County of Middlesex, State of New Jersey being part of Lot 4.01 in Block 18 as shown on Tax Map Sheet 36 more particularly described pursuant to a survey of the property entitled "Traffic Signal at the Intersection of Easton Avenue, French Street, Albany Street and Proposed Spring Street Connection, City of New Brunswick, Middlesex County, INDIVIDUAL PROPERTY PARCEL MAP, PARCELS 3 & TCE-3, PORTION OF LOT 4.01, BLOCK 18," dated January, 2018, prepared by Michael S. Finnegan, P.L.S., for the firm of T&M Associates of Middletown, New Jersey being bounded and described as follows:

**Fee Parcel #3**

Beginning at a point on the existing westerly right-of-way (R.O.W.) line of Spring Street (33 feet wide R.O.W.), said point being the intersection of said R.O.W. line with the existing southerly R.O.W. line of Church Street (54 feet wide R.O.W.), said point being located 10.15 feet right from and perpendicular to project baseline station 43+04.65 and bearing New Jersey State Plane Coordinates (NAD 1983) of North 605,494.2151 and East 507,309.4397; running thence:

1. South 09 degrees 23 minutes 43 seconds East, along the existing westerly R.O.W. line of Spring Street (33 feet wide R.O.W.), a distance of 55.44 feet to a point, said point being the location of a Proposed Monument; thence through Lot 4.01 in Block 18, along the proposed westerly R.O.W. line of the "Proposed Spring Street Connection" the following two (2) courses
2. North 33 degrees 25 minutes 42 seconds West, along the proposed westerly R.O.W. line of Spring Street being hereby established as shown on the aforesaid map, a distance of 45.30 feet to an angle-point, said point being the location of a Proposed Monument; thence
3. North 10 degrees 01 minutes 21 seconds West, a distance of 13.71 feet to a point in the existing southerly R.O.W. line of Church Street, said point being the location of a Proposed Monument; thence
4. North 79 degrees 32 minutes 04 seconds East, along the existing southerly R.O.W. line of Church Street (54 feet wide R.O.W.), a distance of 18.60 feet to the point or place of BEGINNING.

Parcel 3 containing 639 Square Feet of land (0.0147 of an acre) is and is intended to be all that portion of Lot 4.01, Block 18 being conveyed.

DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF LOT 4.01 IN BLOCK 18

February 7, 2018

**Temporary Construction Easement #TCE-3**

Beginning at a point on the existing southerly right-of-way (R.O.W.) line of Church Street (54 feet wide R.O.W.), said point being located 28.75 feet right from and perpendicular to project baseline station 43+04.79 and bearing New Jersey State Plane Coordinates (NAD 1983) of North 605,490.8357 and East 507,291.1450, said point being the location of a Proposed Monument; running thence through Lot 4.01 in Block 18 along the proposed westerly R.O.W. line of the "Proposed Spring Street Connection" the following two (2) courses:

1. South 10 degrees 01 minutes 21 seconds East, a distance of 13.71 feet to a point, said point being the location of a Proposed Monument; thence
2. South 33 degrees 25 minutes 42 seconds East, a distance of 45.30 feet to a point in the existing R.O.W. line of Spring Street, said point being the location of a Proposed Monument; thence
3. South 09 degrees 23 minutes 43 seconds East, along the existing westerly R.O.W. line of Spring Street (33 feet wide R.O.W.), a distance of 28.16 feet to a point; thence through Lot 4.01 in Block 18 along the lines of the proposed temporary construction easement the following three (3) courses
4. South 56 degrees 34 minutes 18 seconds West, a distance of 6.28 feet to a point; thence
5. North 33 degrees 25 minutes 42 seconds West, a distance of 74.70 feet to a point; thence
6. North 10 degrees 01 minutes 21 seconds West, a distance of 17.25 feet to a point in the existing southerly R.O.W. line of Church Street (54 feet wide R.O.W.); thence
7. North 79 degrees 32 minutes 04 seconds East, along the existing southerly R.O.W. line of Church Street (54 feet wide R.O.W.), a distance of 17.75 feet to the point or place of BEGINNING.

"Temporary Construction Easement Parcel (TCE-3)" containing 1,421 Square Feet of land (0.0326 Acre) intended for access to the property, construction of the proposed improvements and remedial work within said area and shall terminate after completion of construction and acceptance of the project by the Middlesex County Board of Chosen Freeholders subject to the conditions of the maintenance bond for same. On termination of the Temporary Construction Easement (TCE-3) all maintenance of said area shall be the responsibility of the property owner.

DESCRIPTION OF PROPERTY  
TRAFFIC SIGNAL AT THE  
INTERSECTION OF EASTON AVENUE, FRENCH  
STREET, ALBANY STREET AND PROPOSED  
SPRING STREET CONNECTION  
CITY OF NEW BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

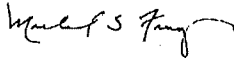
PORTION OF LOT 4.01 IN BLOCK 18

February 7, 2018

The aforescribed parcels also being shown and designated as Parcel 3 and Parcel TCE-3 on a certain map entitled "Traffic Signal at the Intersection of Easton Avenue, French Street, Albany Street and Proposed Spring Street Connection, City of New Brunswick, Middlesex County, GENERAL PROPERTY PARCEL MAP SHOWING EXISTING RIGHT-OF-WAY AND PARCELS TO BE ACQUIRED", dated January, 2018, prepared by Michael S. Finnegan, P.L.S., for the firm of T&M Associates of Middletown, New Jersey. Said map intended to be filed in the Middlesex County Clerk's Office.

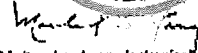
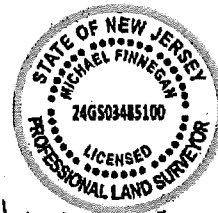
DESCRIPTION PREPARED BY:

T & M ASSOCIATES



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MICHAEL S. FINNEGAN  
NEW JERSEY PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. GS34851



This item has been electronically signed  
and sealed by Michael Finnegan, PLS using  
a Digital Signature and date. Printed copies  
of this document are not considered  
signed and sealed and the signature  
must be verified on any electronic copies.

# SCHEDULE B

PARCEL ACQUISITION SUMMARY TABLE

PARCEL NO.	TRACT	OWNER	DATE	ACQ. TYPE	ACQ. DATE	ACQ. PRICE	ACQ. METHOD	ACQ. TYPE	ACQ. DATE	ACQ. PRICE	ACQ. METHOD
2	177-01	NEW BRUNSWICK PARKING AUTHORITY	2/17/11	CONVEYANCE	2/17/11	3,000,000.00	DEED	CONVEYANCE	2/17/11	3,000,000.00	DEED

PROPOSED IMPROVEMENTS LEGEND

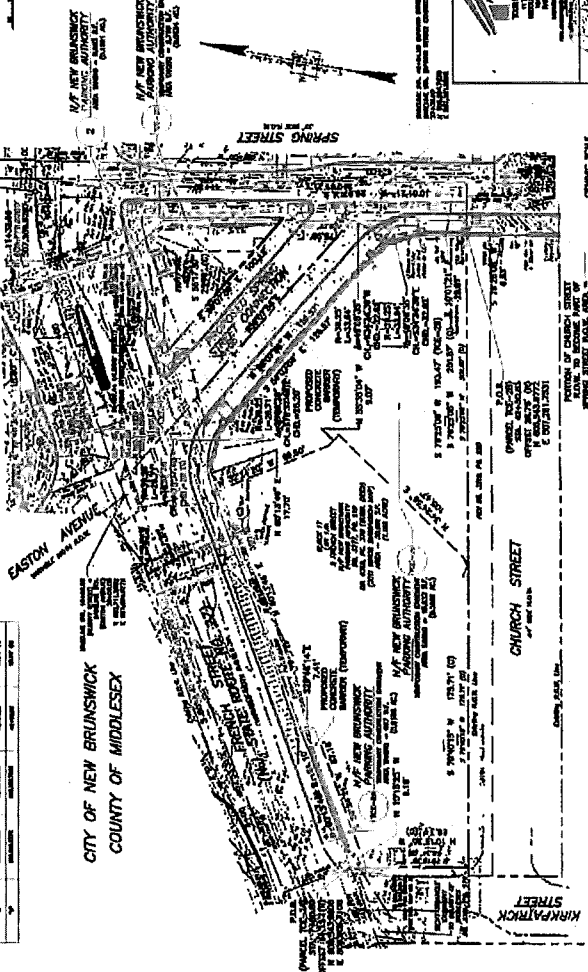
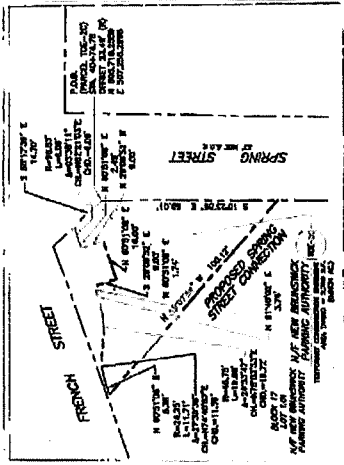
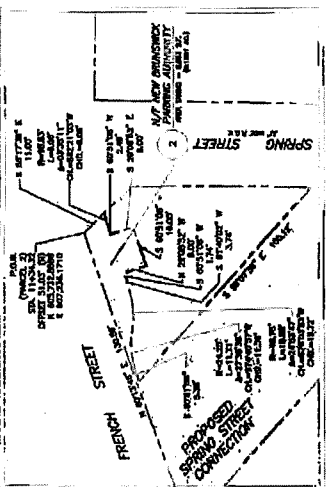
- 1. CURB AND GUTTER
- 2. SIDEWALK
- 3. ASPHALT DRIVEWAY
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R.O.W. LEGEND

- 1. BASE LINE
- 2. PLAIN LINE
- 3. SLOPE
- 4. TEMPORARY CONSTRUCTION AND DRAINAGE LINE
- 5. CURB
- 6. CURB AND GUTTER
- 7. SIDEWALK
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R.O.W. LEGEND

- 1. CURB NUMBER
- 2. CURVE NUMBER
- 3. POINT OF CURVATURE
- 4. POINT OF TANGENCY
- 5. TANGENT POINT ON CURVE
- 6. POINT OF INTERSECTION
- 7. BASE LINE
- 8. PROPERTY LINE
- 9. CENTER LINE
- 10. SURVEY LINE
- 11. ASSESSOR
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Department of Infrastructure Management  
 Office of Engineering  
 P.O. Box 671 New Brunswick, N.J. 08901

INDIVIDUAL PROPERTY PARCEL MAP  
 Scale 1" = 30'  
 Date January, 2018  
 M.P.E. No. 0826080

City of New Brunswick  
 County of Middlesex  
 Planning Department  
 100 Easton Avenue  
 New Brunswick, NJ 08901  
 (732) 972-1000

THESE PARCELS ARE SHOWN AS BEING OWNED BY THE CITY OF NEW BRUNSWICK, COUNTY OF MIDDLESEX, AND ARE NOT TO BE CONSIDERED AS BEING OWNED BY ANY OTHER PARTY.

# EXHIBIT B



## TEMPORARY CONSTRUCTION EASEMENT

This Deed of Easement is made this 27<sup>th</sup> day of JANUARY, 2021 by **NEW BRUNSWICK PARKING AUTHORITY**, having an address at 106 Somerset Street, New Brunswick, County of Middlesex, State of New Jersey, herein referred to as "Grantor", in favor of the **CITY OF NEW BRUNSWICK**, a Municipal Corporation of New Jersey, in the County of Middlesex, State of New Jersey, hereinafter referred to as "Grantee".

### RECITALS

WHEREAS, the Grantor is the owner in fee simple of certain real estate located in the City of New Brunswick, County of Middlesex, State of New Jersey, designated as **Lot 1.01 in Block 17** on the official Tax Maps of the City of New Brunswick (hereinafter the "Grantor's Property"); and

WHEREAS, the Grantor intends to grant to the benefit of Grantee, a Temporary Construction Easement in, through and over a portion of Grantor's property for the purposes outlined below. The area of Grantor's property encumbered by the Temporary Construction Easement (hereinafter "Easement Area") is more particularly described on Exhibit A;

NOW, THEREFORE, Grantor, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, conveyed and confirmed, and by these presents do grant, convey and confirm to Grantee, its successors and assigns, Temporary Construction Easement in, over, through and upon the Easement Area of Grantors' Property to be used in connection with the construction concerning the Spring Street Extension, including the right to enter upon the Easement Area with personnel, material and equipment in order to accomplish the foregoing. Upon completion of construction which shall occur within thirty-six (36) months from receipt of any and all approvals necessary for the construction upon the Grantor's Property the Temporary Construction Easement shall terminate.

The within Temporary Construction Easement is granted and conveyed subject to the following provisions, which by the Grantor's acceptance and Grantee's recording of this Easement shall constitute Grantor's acceptance of such provisions on behalf of Grantor, its successors and assigns:

1. Grantee, and all persons and parties claiming through Grantee, shall promptly restore the Easement Area after the completion of construction.
2. Grantee, and all persons and parties claiming through Grantee, will be obligated to remedy any adverse impact upon Grantors' Property caused by or resulting from the Temporary Construction Easement.
3. The Grantee shall name the Grantor as an additional insured on all insurance policies covering the construction contemplated by the Temporary Construction Easement for the duration of the construction period.
4. Enforcement of the terms of the Temporary Construction Easement shall be at the discretion of the Grantor and any forbearance by the Grantor to exercise its rights under the Temporary Construction Easement in the event of any violation by Grantee shall not be deemed or construed to be a waiver by the Grantor of such

term or of any subsequent violation or of any of the Grantor's rights under the Temporary Construction Easement. No delay or omission by the Grantor in the exercise of any right or remedy upon any violation by Grantee shall impair such right or remedy or be construed as a waiver of such right or remedy.

5. Grantee and its successors and assigns shall reimburse the Grantor for any costs incurred by the Grantor in enforcing the terms of this Temporary Construction Easement against Grantee and its successors and assigns, including, without limitation, the reasonable cost of suit and attorneys' fees.
6. Any notice, demand, request, consent, approval or communication under the Temporary Construction Easement shall be sent by certified mail, return receipt requested or reliable overnight courier, addressed as follows:

To Grantor: Mitchell Karon  
New Brunswick Parking Authority  
106 Somerset Street  
New Brunswick, New Jersey 08901

With a Copy to: David L. Minchello, Esq.  
Rainone Coughlin Minchello  
555 U.S. Highway One South, Suite 440  
Iselin, New Jersey 08830

To Grantee: City Administrator  
City of New Brunswick  
City Hall  
78 Bayard Street  
New Brunswick, New Jersey 08903

With a Copy to: T.K. Shamy, Esq.  
City Attorney for the City of New Brunswick  
Office of the City Attorney  
78 Bayard Street  
New Brunswick, New Jersey 08903

7. A party may change the address or person to whom notices to it are required to be given by notice given in the manner provided above.
8. Grantor shall keep the Easement Area free of any liens, except for mortgages, arising out of any work performed, materials furnished to, or obligations incurred by Grantee.
9. Grantor, its successors and assigns, agree to pay all real estate taxes or other assessments levied on the Easement Area and maintain public liability insurance.
10. The laws of the State of New Jersey shall govern the interpretation and performance of the Temporary Construction Easement granted herein.

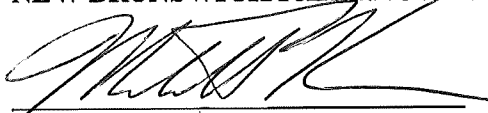
11. If any of the terms of the Temporary Construction Easement or the application thereof to any person or circumstance is found to be invalid, the remaining provisions of the Temporary Construction Easement or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid as the case may be shall not be affected thereby.
12. The Temporary Construction Easement set forth the entire agreement of the parties with respect to the Temporary Construction Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Temporary Construction Easement, all of which are merged herein. No alteration or variation of the Temporary Construction Easement shall be valid or binding unless contained in a writing executed by the parties hereto.
13. The covenants, terms, conditions and restrictions of the Temporary Construction Easement shall be binding upon, and inure to the benefit of, the parties hereto and all parties having or acquiring any right, title or interest in any portion of the Grantor's Property and shall continue as a servitude running in perpetuity with the Grantor's Property.
14. The Grantor shall record the Temporary Construction Easement with the Middlesex County Clerk's office in the same manner as the deed conveying title to it, and Grantor shall deliver a copy of the recorded Temporary Construction Easement to the Grantee.

IN WITNESS WHEREOF the Grantors have set their hands and seals on the day and year first above written, and direct that this instrument be recorded in the Office of the Middlesex County Clerk.

WITNESS

NEW BRUNSWICK PARKING AUTHORITY

Stephanie Hart

  
 Mitchell Karon, Executive Director

State of New Jersey        }  
   }  
 County of Middlesex        }

Be it remembered that on this 27 day of January, 2021, before me the subscriber, **Mitchell Karon**, personally appeared, and she/he thereupon acknowledged that she/he signed the foregoing instrument in her/him individual capacity and that the execution of this instrument is her/him voluntary act.

Stephanie Hart

STEPHANIE HART  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 MY COMMISSION EXPIRES FEB. 28. 2023

# EXHIBIT A





