

BOROUGH OF BOUND BROOK

AGENDA MEETING – TUESDAY MAY 9, 2017 @ 7:30 PM

Call To Order: FINAL

Reading of the Open Public Meetings Law Statement:

This meeting is being held in compliance with the Open Public Meeting Law in that the requirements of the law have been met with the posting of the meeting notice on the Municipal Bulletin Board, filed with the Borough Clerk and forwarded to The Courier News and The Star Ledger.

Pledge of Allegiance

Opening Prayer

Roll Call –

Mayor Robert Fazen _____

C. Vinnie Petti ___ C. Abel Gomez _____

C. Philip Fiadino _____ C. David Rosario _____

C. President Anthony Pranzatelli _____ C. Diana Manahan _____

Approval of Minutes: March 28, 2017 Regular Meeting; April 25, 2017 Regular Meeting

Motion: Second: All in favor:

Engineers Report – T&M Associates – April 1- 30-2017

Advertised hearings or special presentations

Mayor Fazen presentation of Proclamations-

- Appreciation of High School Winter Sports Achievements in Girls Basketball
- Appreciation of Bound Brook High School Winter Sports Achievements in Wrestling
- Appreciation of Bound Brook High School Winter Sports Achievements in Boys Basketball and Other High School Athletes

Presentation of communications, petitions, etc.

Greetings for comments and invitation for discussion

Opening of bids - None

Introduction of ordinances -First Reading -

ORDINANCE NO. 2017:12

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVII, PROPERTY MAINTENANCE, SUBSECTION 17-1.2, SUBSECTION REVISIONS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK.

Summary:

Inserting the text **underlined and marked in bold**, to read as follows:

d. 302.4 Weeds

Premises and exterior property shall be maintained free from weeds, grass, or plant growth in excess of 8 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Violators of this section 302.4 shall be issued a summons by the

Department of Code Enforcement, with a mandatory court appearance.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after issuance of summons, they shall be subject to prosecution in accordance with Sections 17-2.3 and 17-2.4 of the local Borough Ordinance.

Motion: Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on May 23, 2017

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ C. Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan ___

ORDINANCE NO. 2017:13

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII, TRAFFIC, SECTION 7-40, REGULATION FOR THE MOVEMENT AND THE PARKING OF TRAFFIC ON MUNICIPAL PARK PROPERTY, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK

Summary: Inserting the text **underlined and marked in bold**, to read as follows:

7-40.4 Regulation for the Movement and the Parking of Traffic on Municipal Park Property.

Property
Playgrounds, Ball Fields
and Other Recreational
Areas

- Regulation
- A. **Vehicle operation and parking are only permitted on paved and stone covered areas**
 - B.
 - C. **Parking is permitted only while and for those person(s) who are visiting the Municipal Park**

Property or using the playgrounds, ball fields and other recreational areas.

D. In accordance with section C above overnight parking of any vehicle is prohibited

E. No person shall park any truck or vehicle over four (4) tons gross vehicle weight (GVW), a school bus, any other type of bus, recreational vehicle, camper, boat or trailer on any municipal park property at any time, unless the school bus is being used to transport a visiting team, school, or other sanctioned event.

F. No person shall park a vehicle in a lane of travel that is for access to and egress from a parking area.

Motion: Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on _May 23, 2017

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ C. Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan ___

ORDINANCE NO. 2017:14

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII, TRAFFIC, SECTION 7-17, RESIDENTIAL PERMIT PARKING, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK

Delete text (**marked in bold and enclosed in brackets** Inserting the text **underlined and marked in bold**, to read as follows:

| <i>Street</i> | <i>Location</i> | <i>Hours</i> | <i>Days</i> |
|---------------|--|---|--|
| East Street | Second From East Street to its easterly terminus | <u>All</u> [8:00 a.m. to 6:00 p.m.] | <u>All</u> [Monday through Friday] |

Motion: Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on May 23, 2017

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ C. Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan ___

ORDINANCE NO. 2017:15

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XV, HOUSING, SECTION 15-6, LICENSED REGISTERED OPERATOR FEE, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK

Inserting the text **underlined and marked in bold**, to read as follows:

15-6 LICENSED REGISTERED OPERATOR FEE.

Consistent with the provisions of this section, each licensed registered operator will pay a single annual fee. The licensed operator fee shall be one hundred (\$100.00) dollars per rental

unit. (Ord. No. 2013-12). **There will be a \$10.00 per month late fee assessed on the first day of each month beginning on August 1st of the billing year.**

Motion: Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on May 23, 2017

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ C. Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan ___

BOND ORDINANCE NO. B2017-16

BOND ORDINANCE PROVIDING FOR THE RENOVATION OF THE BALL FIELD AT ROCK MACHINE PARK IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$130,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$123,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

Motion: Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on May 23, 2017

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ C. Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan ___

BOND ORDINANCE NO 2017-17

PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$1,562,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,158,250 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

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|--|
| Summary: Improvements to Central Avenue; East Maple Street, Van Keuren Avenue; and refurbishment of a fire truck |
| |
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| |

Motion: Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on May 23, 2017

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ C. Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli _____

C. Diana Manahan _____

Ordinance on Final Reading and Consideration-Second Reading

ORDINANCE NO. 2017-10

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 1 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Summary: **ORDINANCE shall be referred to the Borough Planning Board for review and consideration pursuant to N.J.S.A. 40A:12A-7.e. - Comments received from the Board**

Proposed amendments to Sub-Area 1.3:

- a) "Enhance the South Main Street gateway and South Main Street underpass.
- b) "Encourage high quality mixed-use, commercial and civic development on developable parcels with frontage on South Main Street."
- c) Permitted Uses: Self-storage facilities, limited to parcels with direct frontage on South Main Street. Artisan manufacturing uses, Roof-mounted-or-ground-mounted antennas and associated hardware for cellular-telecommunication facilities."
- d) Amend Bulk Standards and Parking
- e) Amend Signage
- f) Amend design standards
- g) Amend definitions

Motion to open public comment: Second:

Public Comment:

Motion to close public comment: Second:

Motion: Movant: I move that ordinance be approved on second reading

Second:

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ Philip Fiadino ___

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan ___

Mayor: Ordinance will be published according to law.

Ordinance No. 2017: 11

AN ORDINANCE AMENDING CHAPTER 26, STREETS AND SIDEWALKS, SECTION 26-6, "REMOVAL OF SNOW AND ICE," OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK, SOMERSET COUNTY, NEW JERSEY

SUMMARY: deleting the text [marked in bold and enclosed in brackets] and inserting the text underlined and marked in bold, to read as follows:

26-6.1 Duty to Remove.

The owner[, **tenant**] or other person having control of any premises abutting upon any public sidewalk in the Borough shall remove all snow and ice from the portion of the sidewalk abutting his/her premises. [Where the premises are occupied by more than one (1) **tenant, it shall be the duty of the tenant occupying the first floor to remove the snow and ice.**] Violators of this subsection 26-6.1 shall be issued a summons by the Bound Brook Police Department or the Department of Code Enforcement, with a mandatory court appearance.

26-6.2 Casting of Snow or Ice.

No owner, tenant or occupant of any premises abutting on any street shall throw, place or deposit any snow or ice upon the street. Violators of this subsection 26-6.2 shall be issued a summons by the Bound

Brook Police Department or the Department of Code Enforcement, with a mandatory court appearance.

26-6.3 Removal by Borough. In the event that snow or ice is not removed as required by subsection 26-6.1 or is cast, deposited or placed upon sidewalks or streets in violation of subsection 26-6.2, the snow or ice **[shall] may** be removed by the appropriate department of the Borough and the cost of removal shall be certified to the Mayor and Council. The remedy provided by this subsection **26-6.3** shall be in addition to any penalty imposed for a violation of **[this] subsection 26-6.1 or subsection 26-6.2.**

Motion to open public comment: Second:

Public Comment:

Motion to close public comment: Second:

Motion: Movant: I move that ordinance be approved on second reading

Second:

Roll Call:

C. Vinnie Petti ___ C. Abel Gomez ___ Philip Fiadino _____

C. David Rosario ___ C. Anthony Pranzatelli ___

C. Diana Manahan _____

Mayor: Ordinance will be published according to law.

Introduction/Discussion of Resolutions:

2017- 74

Resolution to Amend 2017 Municipal Budget –

| | <u>FROM</u> | <u>TO</u> |
|---|------------------------|------------------------|
| General Appropriations | | |
| (D) Municipal Debt Service – Excluded from “CAPS” | | |
| Somerset County Improvement Authority Capital Lease Program: | | |
| Principal | \$68,102.00 | \$65,727.00 |
| Interest | 0.00 | 2,375.00 |
| NJ Environmental Infrastructure Trust | | |
| Principal | \$11,000.00 | \$10,248.00 |
| Interest | 0.00 | 752.00 |
| | <hr/> | <hr/> |
| Total Municipal Debt Service | <u>\$1,633,953.00</u> | <u>\$1,633,953.00</u> |
| Total General Appropriations | <u>\$14,124,400.39</u> | <u>\$14,124,400.39</u> |

Motion to open public hearing-

Second-

Public Comment:

Motion to close public comment-

Second-

Motion to Adopt: Second:

Roll Call: C. Vinnie Petti ___ C. Abel Gomez___ Philip Fiadino___

C. David Rosario ___ C. Anthony Pranzatelli__

C. Diana Manahan_____

2017-75

Authorize municipal public auction of public personal property no longer needed for public use

Motion: Second: All in favor:

2017-76

Approve the 2016 Tonnage Report

Motion: Second: All in favor:

2017-77

Approve the hire of Derrick DeLoach and Bryan Grochowski as full time laborers for the public works department

Motion: Second: All in favor:

R2017-78

Approve the hire of Zachary Leubner as temporary seasonal hire for the public works department

Motion: Second: All in favor:

2017-79

Authorize the Finance Department to issue a refund to Michael B. Campagna, Esq. in the amount of \$7.29 for postage fees from the police department

Motion: Second: All in favor:

R2017-80

Approve property maintenance charge in the amount of \$490.00 for 1-7 Romney Road performed by Whitetail Lawn Service, LLC

Motion: Second: All in favor:

R2017:81

Approve Payment Certificate No. 1 to Jads Construction Company in the amount of \$148,057.43 for the Reconstruction of Thompson Avenue

Motion: Second: All in favor:

R2017:82

Authorize payment of \$5,000 to Middlebrook Regional Health Commission for Worker and Community Right To Know Act Environmental Health Services

Motion: Second: All in favor:

R2017:83

Authorize payment in the amount of \$104,750 to Middlebrook Regional Health Commission for local health services under the Health Services Contract between the MRHC and the Bound Brook Board of Health

Motion: Second: All in favor:

R2017:84

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF BOUND BROOK LAND DEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 5, LOTS 12 THROUGH 18, 22 & 24 THROUGH 26 BOUNDED BY TALMAGE AVENUE, COLUMBIA PLACE AND WEST MAIN STREET, LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL PROJECT

Motion: Second: All in favor:

R2017:85

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATING OF BOUND BROOK INDUSTRIAL PARK, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOT 69, SOUTH MAIN STREET, LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR A SELF STORAGE PROJECT

Motion: Second: All in favor:

R2017: 86

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A PARKING SUBLEASE WITH CONTRACT REDEVELOPER WEST MAIN ST. URBAN RENEWAL, LLC FOR PARKING SPACES ON NEW JERSEY TRANSIT PROPERTY LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA

Motion: Second: All in favor:

R2017:87

Approve Cooperative Pricing Agreement between the Borough of Bound Brook and Cranford Police Cooperative Pricing System

Motion: Second: All in favor:

R2017:88

Approve members of the Green Team are appointed by the Mayor with approval from Borough Council

Motion: Second: All in favor:

Unfinished Business

New Business

Approve Firemen's Membership Application:

>Kyle Cwiek-Watchung Fire Company No. 3

Motion: Second: All in favor:

Approve Special Event Permit:

>Coin Toss- Bound Brook Rescue Squad

Date: May 13, 2017- Rain Date- May 20, 2017

Time: 8:00 a.m. to 2:00 p.m.

Location: Vosseller Avenue North & South of Union Avenue; Mountain Avenue North & South of Union Avenue & Main Street & Hamilton

Motion: Second: All in favor:

Approve Special Event Permit:

Borough of Bound Brook Cycle Race- American Legion Criterium

Date: May 27, 2017

Time: 11:30 AM- 5 PM

Location: Start/Finish: Smalley School

Motion: Second: All in favor:

R2017-89

Approval of Vouchers- \$2,649,007.14

Motion: Second: All in favor:

Open to the public for comment

R2017: 90

Authorize executive session for (Contract Negotiations)

Motion: Second: All in favor:

Adjournment

Motion: Second: All in favor: