

BOROUGH OF BOUND BROOK

REGULAR MEETING MINUTES SEPTEMBER 25, 2018

Meeting was called to order at 7:00 PM by Mayor Robert Fazen with a reading of the Open Public Meetings Law Statement following by the - Pledge of Allegiance and Opening Prayer.

Roll Call

Mayor Robert Fazen	present
C. Robert Dixon	absent
C. Glen Rossi	present
C. Elizabeth Jannuzzi	present
C. Vinnie Petti	present
C. Anthony Pranzatelli	present
C. President Abel Gomez	present

Also Present:

Hector Herrera, Administrator

Borough Clerk – Donna Marie Godleski

Attorney- Michael Augello, Esq. DeCotiis, Fitzpatrick & Cole

Police Chief Vito Bet

Resolution No. 2018- 157

Approve the hire of Joseph Bozzomo as police officer

Motion: Gomez Second: Pranzatelli All in favor: Aye

Police Chief Bet gave a brief summary of the officer’s character and education stating he will be an asset to the department and the community. Mayor Fazen administered the oath of office. Family members were present and members of the police department. Former Police Chief Michael Jannone and Thomas White were present.

Approval of Minutes: August 28, 2018 Regular Meeting

Motion: Rossi Second: Pranzatelli All in favor: Aye

Presentation of communications, petitions, etc. –none

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Committee reports –

Mayor Fazen advised the reports will be given next month.

Engineers Report: Mr. Robert Keady, Borough Engineer gave a brief summary of August activities.

Billian Legion Park – scheduled to perform test pits this week or early next week. We are working with grant consultant on a DOT application for funding West Second Street from Tea Street to Vosseller Avenue.

Council questions were addressed by engineer.

Greetings for comments and invitation for discussion –none

Introduction of ordinances -First Reading

Re-Introduce Ordinance No. 2018-18

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 2 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Motion: Gomez Movant: I move that ordinance be approved on first reading, Advertised according to law, and a public hearing be held on October 9, 2018

Second: Rossi Discussion: Council Petti advised he spoke with many residents that are not in favor. He asked that Fire Chief Gorski could speak on the impact to the fire department. Mr. Gorski expressed his concerns about not being equipped for high story buildings.

Members would require specific training and equipment. The development of higher story buildings will place a strain on the department. Time and manpower.

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Council Pranzatelli stated the ordinance approves the zoning to allow the building. He asked the fire chief to submit the details for the specific training.

Carlos Rodrigues Planning Board Planner advised that the amendment to the plan does not entitle the taller buildings. The base building heights in Sub Area 2.1 is the same; six (6) stories. This amendment would set up a mechanism to allow taller buildings in exchange for investments in various types of things; for example infrastructure, public safety, fire equipment, etc.

Mr. Rodrigues presented a map of the area it applies to and provided a brief summary.

He noted that 2.2 was mistakenly included in the first reading of Ordinance No. 2018-18. Council Jannuzzi addressed parking concerns. Mr. Rodrigues noted the amendment to parking allows a lot of flexibility. Mayor Fazen noted 120 spaces; 20 tandem; 50 spaces will be designated by the manager of the building which will be available to tenants and outside people.

Roll Call:

C. Robert Dixon- absent C. Glen Rossi__ Yes__ Elizabeth Jannuzzi_ Yes ____
C. Vinnie Petti _No__ C. Anthony Pranzatelli_ Yes ____
C. President Abel Gomez _ Yes ____

Ordinance No. 2018- 24-
AMENDMENT TO SALARY
RANGE ORDINANCE

Summary: Assistant Chief Financial Officer

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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 October 9, 2018

Second: Gomez Discussion: Mr. Herrera advised the amendment will allow the borough to hire an assistant chief financial officer to bring the office up to speed.

Roll Call:

C. Robert Dixon absent___ C. Glen Rossi_Y___ Elizabeth Jannuzzi_Y___
C. Vinnie Petti __Y__ C. Anthony Pranzatelli_Y___
C. President Abel Gomez __Y__

ORDINANCE NO. 2018-25

AN ORDINANCE AMENDING AND SUPPLEMENTING chapter 6, ALCOHOLIC BEVERAGE CONTROL SECTION 6-5 REGULATION OF LICENSED PREMISES -6.5.2 SUNDAYS of the Borough of Bound Brook, Somerset County, New Jersey

SUMMARY The holders of a Plenary Retail Distribution License may sell, serve, deliver or consume alcoholic beverages in the licensed premises between the hours of 9 a.m. and 10 p.m. on those Sundays that fall on the following holiday observance.

(Easter Day)(Mother's Day)(Memorial Weekend)(Father's Day)
(Independence Day weekend) (Labor Day weekend)(Christmas weekend)
(New Year weekend)

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on October 9, 2018

Second: Pranzatelli Discussion: Mr. Herrera advised the amendment was requested by the distribution holders.

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Roll Call:

C. Robert Dixon absent C. Glen Rossi Y Elizabeth Jannuzzi Y
C. Vinnie Petti Y C. Anthony Pranzatelli Y
C. President Abel Gomez Y

ORDINANCE NO 2018-26

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK AMENDING AND SUPPLEMENTING CHAPTER II, ADMINISTRATION, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK TO CREATE THE POSITION OF ASSISTANT CHIEF FINANCIAL OFFICER

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on October 9, 2018

Second: Pranzatelli Discussion: Mr. Herrera advised this position will help optimize the finance department.

Roll Call:

C. Robert Dixon absent ___ C. Glen Rossi Y Elizabeth Jannuzzi Y
C. Vinnie Petti Y C. Anthony Pranzatelli Y
C. President Abel Gomez Y

ORDINANCE NO. B2018-27 –

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$1,110,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,077,625 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

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Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on October 9, 2018

Second: Rossi Discussion: Mr. Herrera advised the bonding is for the improvements on Thompson/Grove Avenue

Roll Call:

C. Robert Dixon absent___C. Glen Rossi_Y___Elizabeth Jannuzzi_Y___
C. Vinnie Petti __Y__C. Anthony Pranzatelli_Y___
C. President Abel Gomez __Y__

Ordinance on Final Reading and Consideration-Second Reading

Ordinance No. 2018- 17

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-1ET SEQ.

Motion to open public comment: Pranzatelli Second: Rossi

Public Comment: Linda Brnicevic-20 Talmage Avenue-

She asked if the amendment was for Area 1.4. Mayor Fazen advised the area is by Billian Park, Union Avenue, East Street.

Mr. Rodrigues indicated from the Map where the changes apply.

She expressed her concerns about the intense of the density and parking this allows.

Philip Fiadino- 517 Helfin Street- He asked where the idea came from to amend this area noting that Bound Brook is one of the oldest communities. He felt it was out of place.

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Mr. Carlos Rodrigues, Planner relayed that a proposal from a developer was entertained to the council for consideration. This amendment sets in motion the concept if council were to move forward with a proposal.

Jeff Burke-410 Talmage Avenue- he expressed his concerns about cleaning up the crime activity in the area before we bring in more redevelopment.

Motion to close public comment: Gomez Second: Rossi

Motion to close comment: Gomez Second: Rossi

All in favor: Aye

Motion: Pranzatelli Movant: I move that ordinance be approved on second reading Second: Gomez Discussion: Council comments

Council Jannuzzi expressed her concerns with taller buildings, stating it will lower the value of properties.

Council Petti expressed his concerns about the town losing its small town feel.

Council Gomez expressed the concept of offering uniqueness to the town having the view of the Raritan River/Mountains.

C. Pranzatelli felt it allows us and future councils at least the possibility, if a developer comes in with a proposal we like we can say yes to.

Roll Call:

C. Robert Dixon absent C. Glen Rossi Y Elizabeth Jannuzzi N

C. Vinnie Petti N C. Anthony Pranzatelli Y

C. President Abel Gomez Y

Mayor: Ordinance will be published according to law.

ORDINANCE NO. 2018-21

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 14, BUILDING AND CONSTRUCTION, ARTICLE 1, STATE UNIFORM CONSTRUCTION CODE, SECTION 14-1.2, "UNIFORM CONSTRUCTION CODE FEE SCHEDULE" AND

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ARTICLE 2, CERTIFICATE OF CONTINUED OCCUPANCY, OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, IN THE
COUNTY OF SOMERSET AND STATE OF NEW JERSEY

Motion to open public comment: Gomez Second: Rossi

Public Comment: None

Motion to close public comment: Gomez Second: Rossi

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

Second: Pranzatelli Discussion: None

Roll Call:

C. Robert Dixon absent C. Glen Rossi _Y__ Elizabeth Jannuzzi _Y__

C. Vinnie Petti _Y__ C. Anthony Pranzatelli _Y__

C. President Abel Gomez _Y__

Mayor: Ordinance will be published according to law.

ORDINANCE NO. 2018-22

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18, FIRE
PREVENTION AND PROTECTION, OF THE REVISED GENERAL ORDINANCES
OF THE BOROUGH OF BOUND BROOK TO ADD ARTICLE 8, ISSUANCE OF
CERTIFICATE OF SMOKE ALARM CARBON MONOXIDE DETECTOR FIRE
EXTINGUISHER HOUSING CERTIFICATE

Motion to open public comment: Gomez Second: Rossi

Public Comment: None

Motion to close public comment: Gomez Second: Jannuzzi

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

Second: Rossi Discussion: None

Roll Call:

C. Robert Dixon absent C. Glen Rossi _Y__ Elizabeth Jannuzzi _Y__

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C. Vinnie Petti Y C. Anthony Pranzatelli Y

C. President Abel Gomez Y

Mayor: Ordinance will be published according to law.

ORDINANCE NO. 2018-23

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18, FIRE PREVENTION AND PROTECTION, ARTICLE 6, REGISTRATION AND FEES FOR NONLIFE HAZARD USES, AND ADDING SECTION 7.2, "PENALTIES FOR FAILURE TO PAY INSPECTION AND PERMIT FEES" TO ARTICLE 7, FIRE PERMITS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET AND STATE OF NEW JERSEY

Motion to open public comment: Gomez Second: Rossi

Public Comment: None

Motion to close public comment: Gomez Second: Rossi

Motion: Rossi Movant: I move that ordinance be approved on second reading Second: Gomez Discussion: None

Roll Call:

C. Robert Dixon absent C. Glen Rossi Y Elizabeth Jannuzzi Y

C. Vinnie Petti Y C. Anthony Pranzatelli Y

C. President Abel Gomez Y

Mayor: Ordinance will be published according to law.

Introduction/Discussion of Resolutions: The resolutions listed below were submitted to the Governing Body for review and will be adopted by one motion.

If separate discussion is desired, the resolution may be removed by council action.

Motion to remove No. 160 & 166 for separate discussion moved by C. Gomez; second by C. Rossi; All in favor: Aye

September 25, 2018

Approve the hire of Mariano Jorge Boneo as a crossing guard effective September 10, 2018

159

Approve the hire of Martin Mandell as a part-time property maintenance inspector effective September 26, 2018

160

Approve the hire of Dale Leubner as Project Manager within the Department of Public Works effective October 1, 2018

Motion to approve moved by C. Gomez; second by C. Rossi;

Discussion: Council Gomez welcomed Mr. Leubner back noting it will be a cost savings to the borough.

All in favor: Aye

161

Approve a professional services contract to HN Consulting Bridgewater NJ as financial consultant in an amount not to exceed \$23,333 effective October 1 through January 31, 2019

162-

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK TO AUTHORIZING THE INSTITUTION OF AN IN-REM FORECLOSURE ON PROPERTY LOCATED AT BLOCK 1, LOT 57, 408 EAST MAIN STREET AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF BOUND BROOK

163

Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Reconstruction of West Second Street Project

164

Authorize approval of a special needs funding limit waiver for Bound Brook Improvement Program Case #BB18-72

165

Approve a tax appeal refund in the amount of \$4,622.92 to Emtage, Arthur & Joan –c/o Younghans & Burke, P.C.

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166

Approve the 2018-2019 liquor license renewal for Café Imperial with special conditions

Motion: Gomez Second- Jannuzzi

Discussion: Police Chief Bet

Chief advised the Café Imperial has had more complaints than other establishments. He recommended the special conditions be applied. He will be working with Mr. Rosario to improve quality of life conditions with a corrective action plan.

All in favor: Aye

167

Approve escrow refund in the amount of \$151.84 to Café Imperial for police detail

168

Approve a marriage ceremony refund in the amount of \$72.00 to Anthony J. Valvano

169

Approve a marriage ceremony refund in the amount of \$100.00 to Rafael Melendez

170

Approve a Change Order No. 2 and Payment Certificate No. 2 to Topline Construction Corporation for the Reconstruction of East Second Street

171

Approve amendment to 2018 salary resolution

Motion to approve listed resolutions moved by C. Gomez; second by C. Pranzatelli; All in favor: Aye

Unfinished Business- none

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New Business

Special Event Permit

Halloween Parade-October 27, 2018- Trunk or Treat

Amend the time to begin at 12 noon- end at 10 p.m.

Motion: Gomez Second: Jannuzzi All in favor: Aye

Recuse: C. Pranzatelli

>Authorize the Clerk to prepare and advertise the 2019 Request for

Qualifications for Borough Professionals-

Consensus of council agreed for the clerk to move forward with the

advertisement.

Approval of Vouchers

R2018: 172

Motion: Gomez Second: Rossi All in favor: Aye

Open to the public for comment

Linda Brnicevic- 20 Talmage Avenue – the town should be looking at the businesses and the business model in the town to bring in the clientele you are seeking to come in. She encouraged council to take a look at other towns as to what they are building and how they are enticing developers coming in.

Bruce Gorksi- Fire Chief

He invited the governing body to the October 6 annual inspection required by ordinance.

Philip Fiadino- 517 Helfin Street

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Mr. Fiadino wanted the Mayor to know that his intention was not to embarrass when he asked about proclamations being presented to former councilpersons.

Mayor Fazen noted that we have been remiss in maintaining history of former mayors and councilpersons and we will be working on this.

R2018: 173 @ 8:30 p.m.

Authorize executive session for (Negotiations)

Motion: Petti Second: Rossi All in favor: Aye

Adjournment @ 8:55 p.m.

Motion: Gomez Second: Pranzatelli

All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk