

12-18-18

**BOROUGH OF BOUND BROOK  
AGENDA/REGULAR MEETING MINUTES  
DECEMBER 18, 2018**

Meeting was called to order at 7:00 PM by Mayor Robert P. 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	present
C. Glen Rossi	present
C. Elizabeth Jannuzzi	present
C. Vinnie Petti	present
C. Anthony Pranzatelli	absent- arrived at 7:05 p.m.
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- Police Department  
Dale Leubner-Project Manager  
Carlos Rodrigues- Planning Board Planner

Approval of Minutes: November 27, 2018

Motion: Dixon      Second: Jannuzzi      All in favor: Aye

Presentation of communications, petitions, etc. –none

Mayor Fazen- announced a

Proclamation commemorating Bound Brook School Choice Week  
January 20-26 2019 into the record of minutes.

Greetings for comments and invitation for discussion –none

Engineers Report-

Dale Leubner –Project Manager

Mr. Leubner reported on –Billian Legion Park Parking Lot Permitting, 2017 Road Improvement Program, Reconstruction of East Second Street, Reconstruction of Grove Avenue and Thompson Avenue, Sanitary Sewer Chamber Cover Replacement at South Main Street.

Opening of bids -

Mayor Fazen announced a bid was held December 18-2018 @ 11 a.m. – Two (2) 2019 Ford Utility Police Interceptor AWD – The award resolution is on the agenda.

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Committee reports

Finance: Chair- C. Elizabeth Jannuzzi

Liaison Committees: /Historic Preservation/ Green Team

Reported: Tax revenue collections; Green Team certification; Historic Preservation working on designations

Public Works, Bldgs., Grounds & Utilities-Chair- C. Robert Dixon

Liaison Committees: Library Advisory/Shade Tree/

Reported: Reviewed public works monthly reporting; Shade Tree-holiday dinner; Saturday (40) wreaths across America were displayed at the cemetery; Library- reviewed programs including an Aretha Franklin tribute. Computers and furniture for New Year. Improvement to the 2019 summer reading program.

Public Safety (Police & Fire)- Chair- C. Vinnie Petti

Liaison Committees: OEM/Parking Commission/Rescue Squad/

Reported: Reviewed monthly police activity report.

Personnel, Administration & Ordinances- Chair- C. Glen Rossi

Liaison Committees: Board of Education /Municipal Alliance/

Reported: Announced the Borough Clerks Office completed the seal for the courtroom/council chambers. The office will now look into another seal to counter balance the town seal. The board of education advised they are short on paper. Municipal Alliance did not meet.

Economic Development- Chair- C. Anthony Pranzatelli

Liaison Committees: Planning Board/Architectural Review Board/  
SID

Reported: Bound Brook Arms-started up again due to crews on other projects; construction is moving; BB Hotel has been dormant but will begin in January pouring concrete. Talmadge Commons negotiations are slow on a pilot. Meridia Self Storage – start in the spring; awaiting lease agreements with Conrail.

Meridia II- progress. Transit RFP- C. Gomez reported a meeting with NJT was held today and they are excited with the current proposal presented.

Union Avenue and Patriot Village paid escrow monies.

Mayor Fazen asked for the completion dates to be itemized for all the pilot agreements per.

Zoning, Construction & Code Enforcement- Chair- C. Abel Gomez

Liaison Committees: /Board of Health/Cultural Arts/Recreation/

Reported: Reviewed the activity report.

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Introduction of ordinances -First Reading – None

Ordinance on Final Reading and Consideration-Second Reading

ORDINANCE NO. 2018- 30 -

AN ORDINANCE AMENDING SECTION 21-10 OF CHAPTER XXI -- LAND USE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO REZONE CERTAIN PROPERTIES ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BOUND BROOK FROM INDUSTRIAL PARK (I-P) DISTRICT TO OPEN SPACE / CIVIC (OS-C) DISTRICT, RAILROAD (RR) DISTRICT AND RIVERFRONT COMMERCIAL (R-C) DISTRICT AND AMENDING THE ZONING MAP ACCORDINGLY

Planning Board review/comments

Motion to open public comment: Pranzatelli                      Second: Dixon

Public Comment: none

Motion to close public comment: Gomez                      Second: Dixon

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

Second: Pranzatelli              Discussion: Mr. Rodrigues, Planner provided a brief summary

Roll Call:

C. Robert Dixon \_\_Y\_\_C. Glen Rossi\_Y\_\_C. Elizabeth Jannuzzi\_\_Y\_\_

C. Vinnie Petti \_Y\_\_C. Anthony Pranzatelli\_Y\_\_

C. President Abel Gomez \_Y\_\_

Ordinance No. 2018-32-

AN ORDINANCE AMENDING SECTION 21-10 OF CHAPTER XXI -- LAND USE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO AMEND CERTAIN BULK STANDARDS IN THE RESIDENTIAL 2 (R-2), RESIDENTIAL 3 (R-3) AND RESIDENTIAL 4 (R-4) DISTRICTS AND ADD A NEW DEFINITION TO SECTION 21-2 – DEFINITIONS

Planning Board review/comments

Motion to open public comment: Pranzatelli                      Second:Gomez

Public Comment: none

Motion to close public comment: Gomez                      Second: Dixon

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

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Second: Gomez                      Discussion: Mr. Rodrigues provided a brief summary.  
Mayor/council comments

Roll Call:

C. Robert Dixon \_Y\_\_C. Glen Rossi\_\_Y\_\_C. Elizabeth Jannuzzi\_\_N\_\_  
C. Vinnie Petti \_N\_\_C. Anthony Pranzatelli\_\_\_\_ Y  
C. President Abel Gomez \_Y\_\_

Ordinance No. 2018-35-

AN ORDINANCE AMENDING SECTION 21-10 OF CHAPTER XXI -- LAND USE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO REZONE CERTAIN PROPERTIES ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BOUND BROOK FROM RESIDENTIAL 2 (R-2), RESIDENTIAL 3 (R-3), RESIDENTIAL 4 (R-4), OFFICE BUSINESS (O-B), REGIONAL BUSINESS / SENIOR RESIDENTIAL (RB-SR) AND BUSINESS RESIDENTIAL (B-R) DISTRICT TO OPEN SPACE / CIVIC (OS-C) DISTRICT AND AMENDING THE ZONING MAP ACCORDINGLY

Planning Board for review/comments

Motion to open public comment: Gomez      Second:Dixon

Public Comment: none

Motion to close public comment: Dixon                      Second: Gomez

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

Second: Rossi                                      Discussion: C. Petti comments

Roll Call:

C. Robert Dixon \_Y\_\_C. Glen Rossi\_Y\_\_C. Elizabeth Jannuzzi\_\_Y\_\_  
C. Vinnie Petti \_\_N\_\_C. Anthony Pranzatelli\_Y\_\_  
C. President Abel Gomez \_Y\_\_

ORDINANCE NO. 2018-36

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXVIII, WATER AND SEWER, OF THE GENERAL REVISED ORDINANCES OF THE

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**BOROUGH OF BOUND BROOK TO INCREASE CONNECTION FEES FOR MULTI-FAMILY RESIDENTIAL USE.**

Summary: Increase connection fees from (2,500) to (2,800)

Motion to open public comment: Gomez      Second: Dixon

Public Comment: none

Motion to close public comment:      Gomez              Second: Dixon

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

Second: Gomez                                      Discussion: C. Jannuzzi comments

Roll Call:

C. Robert Dixon \_Y\_ C. Glen Rossi\_Y\_ C. Elizabeth Jannuzzi\_Y\_\_

C. Vinnie Petti \_Y\_ C. Anthony Pranzatelli\_\_Y\_\_

C. President Abel Gomez \_Y\_\_

Mayor: Ordinance will be published according to law.

Resolutions for final reading and final consideration:

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. 214 moved by C. Pranzatelli; second by C. Dixon; all in favor-Aye

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

208-

Approve 2019 towing applications

209-

Approve budget transfers in the amount of \$121,000

210-

Approve a refund per overpayment 2019 2<sup>nd</sup> qtr. sewer blk 103 lot 09 369 Cherry Avenue in the amount of \$226.45

211-

Authorize submission of fiscal year 2019-2020 Bound Brook/South Bound Brook Municipal Alliance request for application with Somerset County

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212-

Approve hire of substitute crossing guard Mariano Boneo

213-

Approve a change order no. 2 & final to Applied Landscape Technologies for Codrington Park Field Improvements in the amount of \$27,415.32

214- REMOVED – Mr. Herrera advised this would require an ordinance and will be placed on agenda in January

Approve an amendment to salary resolution – James Suk-OEM Coordinator

215-

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF IRONBOUND 600 UNION HOLDINGS, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 13.02, LOT 49, ALSO KNOWN AS 600 EAST UNION AVENUE, LOCATED IN A REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL PROJECT

216-

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF PATRIOT VILLAGE, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 34 AND 34.02, LOCATED IN REDEVELOPMENT AREA 1 FOR A MIXED-USE PROJECT

217-

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

218-

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF REYNOLDS ASSET MANAGEMENT, LLC, AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 38, 38.01, 38.02, 39, 39.01, 40 AND 41 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF A MIXED-USE DEVELOPMENT

219-

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A RESOLUTION AMENDING AWARDED CONTRACT AMOUNT OF SOURCEWELL, A NATIONAL COOPERATIVE CONTRACT #012418-TIM FOR VERSALIFT BUCKET TRUCK TO VERSALIFT EAST LLC, 2706 BRODHEAD ROAD, BETHLEHEM, PENNSYLVANIA IN THE AMOUNT OF \$137,446

220-

A RESOLUTION AUTHORIZING A CONTRACT WITH AMERICAN FIDELITY AS AN EXTRAORDINARY UNSPECIFIABLE SERVICE TO PROVIDE HEALTH BENEFITS INSURANCE CONSULTING, ADMINISTRATION OF SECTION 125 PLANS AND FLEXIBLE SPENDING ACCOUNTS

221-

AWARDING A CONTRACT TO KOCH HOLDINGS INC AS THE LOWEST RESPONSIBLE BIDDER FOR THE TWO (2) 2019 FORD UTILITY POLICE INTERCEPTOR AWD VEHICLES IN THE AMOUNT OF \$65,789

Unfinished Business

For review/discussion-Report prepared by Carlos Rodrigues- West Main Street-Area in need of rehabilitation study. Mr. Rodrigues provided a brief summary. Include 49 properties; 4 portions of properties. Mostly residential. This area has high vacancy, code violations, tax arrears, foreclosures. The neighborhood needs help. This area qualified for an area in need of rehabilitation on the basis of six criteria for designation. The water and sewer systems are over fifty years old and not in good shape. The buildings are over fifty years old. The report will be referred over to the Planning Board.

New Business

>Proclamation -C. Glen Rossi- Recognize service  
Mayor Fazen read into the record of minutes and presented a proclamation to Mr. Rossi for his service.

Mayor Fazen announced the Borough Clerks Office with the assistance of the borough website administrator completed the borough seal for display in the council chambers/courtroom.

Approval of Vouchers

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R2018: 222

Motion: Gomez      Second: Rossi      All in favor: Aye

Open meeting to the public for comments

Pat O-Reiley-745 Schoolhouse Lane

Resident offered her complaints about the drop-offs for school children which causes double parking at Lafayette and chaos in the morning just for a short period of time. She asked if there could be a resolve for this such as a police presence.

C. Gomez advised it is chaos. This is a school problem.

Other schools have Areas designated for this....

Mayor Fazen advised he would speak with the superintendent of schools.

Referred to committee for review/solutions.

R2018: 223

Authorize executive session for (Negotiations)

Motion to adjourn to session at 8:15 p.m. moved by C. Rossi, second by C. Petti

All in favor: Aye

Regular Meeting opened at 9:25 p.m.

Adjournment at 9:25 p.m.

Motion moved by C. Rossi; second by C. Dixon;      All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk