

Borough of Bound Brook
Regular Meeting Minutes of May 28-2019

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

Roll Call

Mayor Robert Fazen	present
C. Elizabeth Jannuzzi	present
C. Vinnie Petti	present
C. Brad Galeta	present
C. Anthony Pranzatelli	present
C. Robert Dixon	present
C. Abel Gomez	present

Also Present:

Jasmine Mathis, Assistant Administrator
Donna Marie Godleski, Borough Clerk
Andy Acebo, Esq. DeCotiis, Fitzpatrick, Cole & Giblin, Attorney

Approval of Minutes: May 14, 2019

Motion moved by C. Gomez; second by C. Pranzatelli; all in favor: Aye

Mayor Fazen presented a Proclamation and awarded the Bound Brook Gold Coin of recognition for outstanding performance to the Bound Brook Police Department.

Officers Jeff Clyne, Keith Kilgore and Kyle Morrison who received the 2018 MADD (Mothers against Drunk Driving) Distinguished Service Award for preventing DWI accidents. Officer Jeff Clyne received the MADD Top Cop Award of Excellence for Somerset County. The officers also received the award in 2017.

Police Chief Bet announced he is very proud of the officers who are an asset to the community.

Advertised hearings or special presentations

Presentation- Steve DeMattheis – De Mattheis Real Estate, LLC-

Redevelopment of 215-217 East Second Street, also known as Block 34, Lots 4 & 5

Mr. DeMattheis gave a brief presentation along with a handout of the footprint of the Redevelopment area. He has been working with the Economic Development Committee and was not able to complete the final presentation. He wanted to give the governing body this evening the opportunity to review the floor plans. The properties identified are Block 34, Lots 4, 5 & 6. Lots 4 and 5 have 34 units designed now. The second phase is a separate building 38 to 40 units, the Moring Service Station.

Mr. DeMattheis advised he will bring a full presentation back to the governing body on June 11, 2019.

Questions were addressed from the mayor and council.

CPC Developer Presentation- Main Street Corridor

Dennis Laloua, General Counsel and Vice President of Capodaglia Company presented the company owns Main Station Meridia at the circle. They are currently in the process of Meridia II downtown and Meridia Self Storage alongside the railroad tracks. We are here this evening to request a formal designation as the developer of the Main Street Corridor. The architect gave an overview of the project. We will share our ideas of an undertaking of a mixed use redevelopment of the entire Main Street Corridor which is consistent with the current Master Plan of the town. They believe their ideas will come out with an inclusive active redevelopment that will recharge the Main Street. NJ Transit has designated Meridia as the master developer of the transit property. They are eager to move and work with all businesses up and down Main Street. Questions of the mayor and council were addressed.

Mr. George Capodaglia, redeveloper was very excited to bring his vision to the downtown community noting that Bound Brook has the potential to do this. He noted that Bound Brook has the opportunity that no other town in the State of New Jersey has. The town has a train station in the center of Main Street with the walkability and visibility. The vision includes a restaurant in each building. There will be a total of 800 apartments with underground parking.

Mr. Gomez recommended the resolution of designation be placed on the next meeting agenda.

Advertised Hearing on 2019 Budget Amendment -R2019-90 Statutory Expenditures

Motion to open public comment: Gomez Second: Petti All in favor: Aye

Public Comment: None

Motion to close public comment: Gomez Second: Dixon All in favor: Aye

Presentation of communications, petitions, etc. –None

Greetings for comments and invitation for discussion –None

Opening of bids - Wednesday May 29 For Crossing Guard Services @ 11 a.m.

A special meeting was announced for Thursday May 30 @ 11 a.m. to award the contract.

Engineers Report-Dale Leubner- Project Manager

Mr. Leubner gave a summary of the monthly activity report.

Billian Legion Park Parking Lot Permitting, 2017 Road Improvement Program, Reconstruction of Grove Avenue and Thompson Avenue- 2018 Road Improvement Program, 2019 CDBG Application, Annual Tier A NJDEP Storm water Permit, 2019 Road Improvement Program, Borough Hall Parking Lot. The pool will open June 21.

Committee reports

Finance: Chair- C. Elizabeth Jannuzzi

Liaison Committees: /Historic Preservation/

C. Jannuzzi reported a budget amendment is on the agenda and the state approved our budget.

Historic Preservation: Reported on the landmark nominations.

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

Liaison Committees: Board of Education/Library Advisory/Shade Tree/ Recreation

C. Dixon gave the monthly activity report for public works.

Recreation: Baseball is in swing, soccer, uniforms, pool sign-ups, digital sign-ups.

There is a second reading on the agenda for the purchase of wrestling mats.

New programs are volleyball, street hockey, Couch to 5K. A meeting will be set to discuss recreation purchases.

Shade Tree: Arbor Day celebration, Flag raising June 11 meeting.

Library: New computer room is completed; there is traction now on the grant.

C. Petti asked several questions regarding recreation policy/procedures.

Assistant Administrator Mathis advised that a meeting will take place with Recreation regarding purchasing procedures. The borough attorney advised that the town manages the pool and recreation runs the programs. The attorney gave a brief summary on the nepotism policy and recusal policy.

Public Safety (Police & Fire)- Chair- C. Abel Gomez

Liaison Committees: Board of Education/Cultural Arts/OEM/Parking Commission/
Rescue Squad

C. Gomez gave the monthly activity report for police and fire.

He gave a brief summary of the economic development activities. The BBArms closing, Scalene closing 90 days, BBHotel project back on track now dealing with utility issues, Meridia Self Storage building was demolished, Meridia II downtown permits, DeMattheis presentation/resolution and the Community Garden is open.

Parking: The Commission made several recommendations

Cultural Arts: Working on the butterfly project and the planning of the Riverfest.

Personnel, Administration & Ordinances- Chair- C. Brad Galeta

Liaison Committees: Green Team/Municipal Alliance/Special Improvement District

C. Galeta reported on the new hires on the agenda. Ads will be placed for a full time laborer and mechanic.

SID- Cameras are in place at the train station which is a cloud based system.

The Community Garden is open and plots are available. A thank you was extended to

C. Pranzatelli, Mr. Herrera and the Shade Tree Commission for all their help.

Cruise nights- every Thursday in the Transit parking lot

June 5- BB Got Talent at the Brook Theatre

June 22-Farmers Market- Malanga Farms

Movies in the Park start July 10 every Wednesday at Billian Park

Municipal Alliance: Grants have been submitted for 2020

Students have one event left which is “Minding your Health Wellness” at the High School on June 6 with 30 agencies/vendors.

Green Team: no report

C. Dixon reported the community garden is looking for help with a shed on June 2.

Economic Development- Chair- C. Anthony Pranzatelli- absent

Liaison Committees: Architectural Review Board/Planning Board/Senior Citizens

C. Gomez gave a summary in his report.

Zoning, Construction & Code Enforcement- Chair- C. Vinnie Petti

Liaison Committees: Board of Health

C. Petti reported the April monthly activity report for code enforcement.

Board of Health: Gave the April activity report.

C. Gomez asked C. Petti for a performance comparison of the borough’s former health services provider and the current. C. Petti did not have a comparison readily available to report.

C. Gomez advised that multiple inspections/violations were not done by the former health provider. The Somerset County Health Department is doing a great job keeping on top of inspections and violations.

Introduction of ordinances -First Reading

ORDINANCE NO. 2019-26

AN ORDINANCE AMENDING AND SUPPLEMENTING Chapter XXI, LAND USE, SECTION 21-5 “ADMINISTRATION AND GENERAL PROVISIONS” of the revised General Ordinances of the Borough of Bound Brook

Summary: Section 24-5.8 Developer’s Agreements – Developer and Borough shall enter into an agreement prior to any construction and issuance of permit incorporating all terms and conditions imposed by the Planning/Zoning Board.

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on June 11, 2019.

Second: Dixon Discussion: Summary

Roll Call:

C. Elizabeth Jannuzzi_aye___C. Vinnie Petti_aye ___C. Brad Galeta__aye__

C. Anthony Pranzatelli__absent __C. Robert Dixon__aye __C. Abel Gomez_aye ___

ORDINANCE NO. B2019-27

AN ORDINANCE PROVIDING FUNDING FOR PURCHASE OF WRESTLING MATS FOR THE BOROUGH OF BOUND BROOK AND APPROPRIATING \$8,520.00 FOR SUCH PURPOSE

Motion: Dixon Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on June 11, 2019.

Second: Gomez Discussion: Summary – Mats will be housed at the community school.

Roll Call:

C. Elizabeth Jannuzzi_aye___C. Vinnie Petti_aye___C. Brad Galeta__aye__

C. Anthony Pranzatelli__absent __C. Robert Dixon__aye __C. Abel Gomez_aye__

Ordinance on Final Reading and Consideration - Second Reading

Ordinance No. 2019-19

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 10 ELECTION DISTRICTS SECTION 10-1 ELECTION DISTRICTS ESTABLISHED

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Gomez Second: Dixon

Motion to adopt: Gomez Second: Dixon

Roll Call:

C. Elizabeth Jannuzzi_aye ___C. Vinnie Petti_aye ___C. Brad Galeta_aye ___

C. Anthony Pranzatelli_absent ___C. Robert Dixon_aye ___C. Abel Gomez_aye___

Ordinance No. 2019-20

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER V, ANIMAL CONTROL, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK

Summary: Amendment eliminates kennel fee for ten (10) dogs or less and established one (1) fee.

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Gomez Second: Dixon

Motion to adopt: Gomez Second: Dixon

Roll Call:

C. Elizabeth Jannuzzi_aye___C. Vinnie Petti_aye___C. Brad Galeta__aye___

C. Anthony Pranzatelli_absent ___C. Robert Dixon_aye___C. Abel Gomez__aye___

Ordinance No. 2019-21

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER IV, GENERAL LICENSING, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK TO CLARIFY AND UPDATE HEALTH LICENSING FEES

Summary: Amendment eliminates Appendix C, readable fee grid and enforcement and penalty fees

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Dixon Second: Gomez

Motion to adopt: Gomez Second: Dixon

Roll Call:

C. Elizabeth Jannuzzi__aye__C. Vinnie Petti_aye___C. Brad Galeta_aye___

C. Anthony Pranzatelli_absent___C. Robert Dixon_aye___C. Abel Gomez_aye___

Ordinance No. 2019-22

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXI, LAND USE, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK

Summary: Amendment adds fees and escrow requirements to the fee schedule

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

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Motion to close public comment: Gomez Second: Dixon
Motion to adopt: Gomez Second: Dixon

Roll Call:
C. Elizabeth Jannuzzi__aye__C. Vinnie Petti_aye__C. Brad Galeta_aye__
C. Anthony Pranzatelli_absent__C. Robert Dixon_aye__C. Abel Gomez_aye__

Ordinance No. 2019-23

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXVII, SHADE TREES, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK

Summary: Amendment defines what and where municipal trees are located; trees within the right of way and enforcement. Mr. Costa, code enforcement officer provided a summary and addressed the questions of the council.

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Gomez Second: Dixon

Motion to adopt: Gomez Second: Dixon

Roll Call:
C. Elizabeth Jannuzzi__aye__C. Vinnie Petti__nay__C. Brad Galeta_aye__
C. Anthony Pranzatelli_absent__C. Robert Dixon_aye__C. Abel Gomez__aye__

Ordinance No. 2019-24

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVII, PROPERTY MAINTENANCE, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK AUTHORIZING BOROUGH REMOVAL OF DEBRIS LEFT AT THE CURB IN VIOLATION OF BOROUGH ORDINANCE 17-20.4 AND HAVING EXPENSES OF DOING SO CHARGED TO THE PROPERTY OWNER

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Gomez Second: Dixon

Motion to adopt: Gomez Second: Dixon

Roll Call:
C. Elizabeth Jannuzzi_aye__C. Vinnie Petti_aye__C. Brad Galeta_aye__
C. Anthony Pranzatelli_absent__C. Robert Dixon_aye__C. Abel Gomez__aye__

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.

R100 and 112 was removed for discussion/roll call vote.

R101 through R111 was moved for adoption by C. Gomez; second by C. Dixon; all in favor: Aye

R2019

100

Approve Amendment to the 2019 Municipal Budget

Motion: Gomez Second: Dixon Discussion: Summary

Roll Call:

C. Elizabeth Jannuzzi__aye__C. Vinnie Petti_aye__C. Brad Galeta_aye__

C. Anthony Pranzatelli__absent__C. Robert Dixon_aye__C. Abel Gomez_aye__

112- Adopt the 2019 Municipal Budget

Motion: Gomez Second: Dixon Discussion: Summary

Roll Call:

C. Elizabeth Jannuzzi_aye__C. Vinnie Petti_aye__C. Brad Galeta_aye__

C. Anthony Pranzatelli_absent__C. Robert Dixon_aye__C. Abel Gomez_aye__

101

Approve 2019 salaries and wages

102

Approve the hire of Jan Babula as police dispatcher

103

Approve the hire and appointment of Richard Dziminski as part-time Fire Marshal

104

Approve the hire of recreation seasonal employees

105

Resolution of the Borough of Bound Brook, County of Somerset, State of New Jersey, authorizing approval of a Special Needs Funding limit waiver for Bound Brook Home Improvement Program Case #BB18-76

106

Authorize execution of various documents in connection with the Somerset County Improvement Authority's Somerset Municipal Banc Program

107

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, STATE OF NEW JERSEY DETERMINING THAT THE PROPERTIES GENERALLY KNOWN AS TAX BLOCK 34, LOTS 4, 5 6 AND 7, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BOUND BROOK, MEETS THE STATUTORY CRITERIA AND ARE DETERMINED AS AN AREA IN NEED OF REDEVELOPMENT, SPECIFICALLY A NON-CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO THE PROVISIONS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

108

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, STATE OF NEW JERSEY REQUESTING THAT THE PLANNING BOARD RECONSIDER WHETHER THE PROPERTIES KNOWN AS TAX BLOCK 35, LOTS 7, 8, 9 AND 10, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BOUND BROOK, MEET THE STATUTORY CRITERIA AND BE DETERMINED AS AN AREA IN NEED OF REDEVELOPMENT, SPECIFICALLY A NON-CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO THE PROVISIONS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

109

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, STATE OF NEW JERSEY DETERMINING THAT THE PROPERTIES GENERALLY KNOWN AS TAX BLOCK 1, LOTS 24, 24.01, 26, 31, 33 AND 34.01, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BOUND BROOK, MEETS THE STATUTORY CRITERIA AND ARE DETERMINED AS AN AREA IN NEED OF REDEVELOPMENT, SPECIFICALLY A NON-CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO THE PROVISIONS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

110

RESOLUTION CONDITIONALLY DESIGNATING DEMATTHEIS REAL ESTATE, LLC, AS REDEVELOPER FOR PROPERTY KNOWN AS 215-217 EAST SECOND STREET ALSO KNOWN AS TAX BLOCK 34, LOTS 4 AND 5 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF A RESIDENTIAL DEVELOPMENT

111

Resolution approving street opening permit for PSE&G

Unfinished Business

New Business

Request a resolution to rename Maltex Park to Mariposa Park from the Student Ambassadors for Community Health/BB Garden Committee – R113 motion to adopt moved by C. Gomez; second by C. Dixon; all in favor: Aye

Council discussion to extend contract with Atlock Farms for plantings at the Library.
Consensus of council was in favor to table discussion to the next council meeting.
Council thanked C. Jannuzzi for her help with the plantings at the library.

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2019 Appointments to the Cultural Arts Committee

Lisa Guzzino- 1 year appointment

Motion: Gomez Second: Dixon All in favor: Aye

Adrian Collazo- 1 year appointment

Motion: Gomez Second: Dixon All in favor: Aye

Approval of Vouchers

R2019-114

Motion: Gomez Second: Dixon All in favor: Aye

Open to the public for comment- none

R2019-115- Authorize executive session – no session

Adjournment @ 9:30 p.m.

Motion: Dixon Second: Gomez All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk