

Borough of Bound Brook  
Agenda Meeting June 11 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 asked for a moment of silence for the helicopter pilot who crashed on top of a building in New York City. He is a hero.

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:

Hector Herrera, Administrator

Jasmine Mathis, Assistant Administrator

Donna Marie Godleski, Borough Clerk

Andy Acebo, Esq. DeCotiis, Fitzpatrick, Cole & Giblin, Attorney

Approval of Minutes: May 28, 2019 Regular Meeting;  
May 30, 2019 Special Meeting

Motion: Gomez      Second: Dixon      All in favor: Aye

Advertised hearings or special presentations

Mayor Fazen announced the meeting will move outside for the raising of the Tree City USA Flag.

- Shade Tree Presentation/Tree City USA Flag Raising –Mary Patton Chairperson and members of the commission were present. Mary gave a brief summary on the flag and what the commission does. Mayor Fazen and Council Dixon thanked the Shade Tree Commission for all their work. Mayor Fazen raised the flag.

- Presentation- Steve DeMattheis-DeMattheis Real Estate, LLC  
Redevelopment of 215-217 East Second Street-Block 34, Lots 4 & 5 & 6

Mr. DeMattheis and architect were present. Handouts were offered on the floor plans of the project and elevations along with the design and engineering evaluation. Mr. DeMattheis worked closely with the Economic Development Committee.

The main entrance to the building is in the rear as well as the parking. The building is a five (5) story with thirty- four (34) one bedroom units, 8000 square feet per floor. The units are ADA compliant with a rate of \$1,700-1,750 per month. The building will secure video surveillance with a secure bicycle room. There will be a bicycle rack outside the building. There will be a state of the art washer/dryer facility.

The architect spoke on the project design.

The intention is to have an upscale look. There will be an elevator inside the building.

Lot 6 has environmental challenges. The building will have forty-four (44) units with parking underground.

Questions were addressed from the Mayor and councilmembers.

Presentation concluded.

Presentation of communications, petitions, etc. –none

Greetings for comments and invitation for discussion –

Beverly Pranzatelli 108 East Maple Avenue

Beverly stated she is a member of the recreation commission and is also on their personnel committee. She informed the council that she read over the borough's personnel policy and she noticed the recreation department is not mentioned as one of the departments of the town.

She asked if the recreation commission's personnel policy covers the recreation commission.

The borough attorney advised that employees of the recreation department are covered under the borough's personnel policy.

She asked why the recreation department is not listed in the personnel policy handbook.

The attorney noted it seems as though it was a typographical error and the policy should then be updated to include the recreation department.

Mr. Herrera also advised that any revisions to the recreation commission policy should be brought before the council for approval.

As a resident, Beverly addressed the borough's nepotism policy.

She expressed concerns affecting the recreation department this year. Many of the lifeguards had to leave. They now have to groom new lifeguards. There is one lifeguard who is at the upper level which we are asking to make an exception for. This is for the safety of our children at the pool.

She also asked the council to not delay the Billian Park playground project. She would like to invite Mrs. Billian to the park this year. She was concerned about losing Mrs. Billian's funding.

Mr. Leubner, Project Manager advised that Green Acres has not pushed forward the funding because of not properly closing the landfill.

C. Jannuzzi asked the administrator to add this item for discussion to the next finance committee meeting.

Sam Todaro -302 West Maple Avenue

Sam expressed concerns with the nepotism policy. He wanted to give a general statement about the rule. He stated in a small town like Bound Brook people know each other, are related to or connected to each other. This policy is not right and takes the community feeling out of our town.

The recreation members and the recreation director's children work at the park/pool. He noted that all prior Recreation Director's had their children working at the park/pool during the summer.

The borough attorney advised that the council unanimously adopted the nepotism policy and the governing body does not enact discriminatory policy. There are many other towns that have a policy in place. The policy memorializes the spirit of the local government ethics law.

Sam asked the council if they would look at a portion of the policy "not hiring the most qualified person for the position because of their relationship".

The borough attorney noted that this governing body does not enact discriminatory policy. In general, New Jersey Law is very clear that administration has the manager prerogative as to who is the most qualified to be hired.

Joe Rodrigues - 547 Vosseller Avenue

He mentioned he coaches and also coached for Bound Brook. He complained when he went to the Tea Street Field for a game, the field was not ready. The field needs to be managed. They are not lined. He asked if the town would send a notification out if the fields are not going to be ready. Since last year, we have had many meetings discussing what we need from the town as far as machines to get them ready for the season. A suggestion was made to hire someone just to take care of the fields.

Mr. Herrera, Administrator advised that the town is responsible for the fields.

C. Gomez suggested a meeting be held next week with the Recreation Director to solve lining the field, irrigation, spicket and to rebuild mounds. He asked that Mr. Rodrigues also attend the meeting.

Doreen Todaro- Bound Brook Recreation Director

Doreen advised the governing body that there is no agreement with the board of education for shared services. It is two years null and void.

There has always been an issue with recreation on the fields. If the school is busy and they are not able to get to the fields, it falls on recreation. There is no other way than myself and the coach's end up doing the fields. If these are borough fields they should be maintained in playable standings. If we do not like this answer, then a shared services agreement with the board of education should be considered.

She advised that recreation had \$11,800 to do all four fields, cut and infield mix. The commission was told by administration in order to save money, the department of public works could do the work. She noted that she gives the schedule to the school and expects the school to get the fields ready. She also noted no phone call is made from the school when the fields will not be ready for a scheduled game. This has been talked about for years, so we need a Plan B when the school cannot do the fields. The responsibility for facilities has always been a grey area.

She also wanted to clarify that recreation was never the lead in the construction of the new recreation facility. It was a borough project. She mentioned during construction of the facility, the town fired the building inspector. She also attended many project discussions, but it was not her project.

Beverly Pranzatelli -108 East Maple Avenue

She asked if the town has a definition as to what the commission's responsibilities are.

The borough attorney advised that the town can provide.

She noted that any councilmember is welcome to attend a commission meeting.

Alison Fetten 237 Charlotte Place South Bound Brook

She announced attendance to give her support to the recreation commission and the employees. She asked if the recreation employees are stated in the personnel policy and if the recreation commission has its own policy.

The attorney advised the policy controls who is the appointing authority, who you are employed by and who pays the salary.

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She echoed the sense of community. She implored the town to not turn away from hiring our children regardless of their last name. To get rid of that based on a technicality should be reconsidered.

The borough attorney stated for the record the town policy does not apply to specific individuals. The policy is a broad and general application.

#### Dave Morris 525 Watchung Road

He advised he was a former coach. He complained that the Tea Street fields are still bad.

He asked when the nepotism policy was passed and if it effected any employees.

The borough attorney advised that it was passed in February 2019. Mayor Fazen stated that no existing employees were affected by the policy.

C. Gomez advised that there were a total of four employees that were not brought back for seasonal work because of the policy.

C. Pranzatelli asked if it was possible to tweak the policy as to a cut off to what jobs it pertains to. He was not aware that seasonal employees would be affected.

The borough attorney advised you can tweak the policy but you must look at what is being carried out, the spirit of the law. Even without a policy, you may have issues.

He asked if the policy covers volunteers. The borough attorney advised that it does not because it is not a paid position within the town.

#### Opening of bids -none

#### Introduction of ordinances -First Reading

##### Ordinance No. 2019-28

ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK ESTABLISHING A POLICY FOR SELECTION OF REDEVELOPERS FOR PROJECTS IN ALL BOROUGH REDEVELOPMENT AREAS, REQUIREMENT FOR REDEVELOPMENT AGREEMENTS AND PAYMENT OF FEES TO THE BOROUGH OF BOUND BROOK BY REDEVELOPERS FOR REDEVELOPMENT PROJECTS

Motion: Pranzatelli Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on June 25, 2019

Second: Gomez Discussion: Questions from councilmembers were addressed.

Roll Call:

C. Elizabeth Jannuzzi \_\_Aye\_\_ C. Vinnie Petti \_\_Aye\_\_ C. Brad Galeta \_\_Aye\_\_

C. Anthony Pranzatelli \_\_Aye\_\_ C. Robert Dixon \_\_Aye\_\_ C. Abel Gomez \_\_Aye\_\_

##### Ordinance No. 2019-29

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, NEW JERSEY APPROVING AND AUTHORIZING THE AMENDMENT AND MERGER OF THE FINANCIAL AGREEMENTS BY AND BETWEEN THE BOROUGH OF BOUND BROOK AND QUEENS GATE APARTMENTS URBAN RENEWAL, LLC AND QUEENS GATE APARTMENTS URBAN RENEWAL II, LLC FOR PROPERTY LOCATED IN THE TEA STREET/MIDDLE BROOK REDEVELOPMENT AREA

Motion: Pranzatelli Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on June 25, 2019

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Second: Dixon            Discussion: Mayor Fazen gave a summary.

Roll Call:

C. Elizabeth Jannuzzi \_\_Aye\_\_ C. Vinnie Petti \_\_Aye\_\_ C. Brad Galeta \_\_Aye\_\_  
C. Anthony Pranzatelli \_\_Aye\_\_ C. Robert Dixon \_\_Aye\_\_ C. Abel Gomez \_\_Aye\_\_

Ordinance No. 2019-30

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVII, PROPERTY MAINTENANCE, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK AUTHORIZING BOROUGH REMOVAL GRAFFITI ON PROPERTIES IN VIOLATION OF BOROUGH ORDINANCE 17-14.10 AND HAVING EXPENSES OF DOING SO CHARGED TO THE PROPERTY OWNER

Motion: Gomez    Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on June 25, 2019

Second: Jannuzzi        Discussion: Mayor Fazen gave a summary.

Roll Call:

C. Elizabeth Jannuzzi \_\_Aye\_\_ C. Vinnie Petti \_\_Aye\_\_ C. Brad Galeta \_\_Aye\_\_  
C. Anthony Pranzatelli \_\_Aye\_\_ C. Robert Dixon \_\_Aye\_\_ C. Abel Gomez \_\_Aye\_\_

Ordinance on Final Reading and Consideration - Second 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 to open public comment: Gomez        Second: Dixon

Public Comment: none

Motion to close public comment: Dixon        Second: Gomez

Motion to adopt: Dixon                                Second: Gomez

Discussion: none

Roll Call:

C. Elizabeth Jannuzzi \_\_Aye\_\_ C. Vinnie Petti \_\_Aye\_\_ C. Brad Galeta \_\_Aye\_\_  
C. Anthony Pranzatelli \_\_Aye\_\_ C. Robert Dixon \_\_Aye\_\_ C. Abel Gomez \_\_Aye\_\_  
Ordinance will be advertised according to law.

ORDINANCE NO. 2019-27

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

Motion to open public comment: Dixon        Second: Gomez

Public Comment: none

Motion to close public comment: Gomez        Second: Dixon

Motion to adopt: Gomez                                Second: Dixon

Discussion: none

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Roll Call:

C. Elizabeth Jannuzzi \_\_recuse\_\_ C. Vinnie Petti \_\_aye\_\_ C. Brad Galeta \_\_aye\_\_  
C. Anthony Pranzatelli \_\_recuse\_\_ C. Robert Dixon \_\_aye\_\_ C. Abel Gomez \_\_aye\_\_  
Ordinance will be advertised 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 moved by C. Gomez; second by C. Dixon to remove R117, 121 and 123 for separate discussion and vote. All in favor: Aye

R2019

117

RESOLUTION CONDITIONALLY DESIGNATING MERIDIA, LLC, A CAPODAGLI PROPERTY COMPANY, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 44, 45, 46, 47, 48, 49, 49.01, 50, 51, 52, 53, 54, 55, 56.01, 56.02, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68.01, 68.02, 68.03 AND 70 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL AND MIXED USE DEVELOPMENT

Motion moved by C. Gomez; second by C. Dixon

Roll Call:

C. Elizabeth Jannuzzi \_\_aye\_\_ C. Vinnie Petti \_\_aye\_\_ C. Brad Galeta \_\_aye\_\_  
C. Anthony Pranzatelli \_\_recuse\_\_ C. Robert Dixon \_\_aye\_\_ C. Abel Gomez \_\_aye\_\_

R118

RESOLUTION AMENDING RESOLUTION NO. 110-2019 WHICH CONDITIONALLY DESIGNATED 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 TO ADD BLOCK 34, LOT 6

119

Approve a new salary rate for Police Officer Monica Jimenez

120

Approve the hire of a Laborer D for the Public Works Department

121

Approve the hire of Recreation seasonal employees

Motion moved by C. Gomez; second by C. Dixon

Roll Call:

C. Elizabeth Jannuzzi \_\_recuse\_\_ C. Vinnie Petti \_\_aye\_\_ C. Brad Galeta \_\_aye\_\_  
C. Anthony Pranzatelli \_\_recuse\_\_ C. Robert Dixon \_\_aye\_\_ C. Abel Gomez \_\_aye\_\_

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122

Approve a parking permit refund in the amount of \$50.00

123

Approve Liquor License Renewals for fiscal year 2019-2020

Motion moved by C. Gomez; second by C. Dixon

Discussion: C. Petti and C. Pranzatelli offered a recusal on the Moose Lodge license renewal only. They are both currently members of the Lodge.

Roll Call:

C. Elizabeth Jannuzzi \_\_aye\_\_ C. Vinnie Petti \_\_aye\_\_ C. Brad Galeta \_\_aye\_\_

C. Anthony Pranzatelli \_\_aye\_\_ C. Robert Dixon \_\_aye\_\_ C. Abel Gomez \_\_aye\_\_

124

Proclaim June as Eating Healthy Month

Unfinished Business –none

New Business

Accept resignation of Dominic Longo as a member of Recreation Commission

Motion: C. Gomez Second: C. Dixon All in favor: Aye

C. Pranzatelli and C. Jannuzzi offered a recusal vote.

Accept resignation of Edward Allatt as Fire Sub code Official

Motion: Gomez Second: Dixon All in favor: Aye

Approval of Vouchers

R2019: 125

Motion: Dixon Second: Gomez All in favor: Aye

Open to the public for comment-

Police Chief Bet announced that Serena Pilato Robert representing Wood Johnson Hospital had to leave the meeting. She wanted to thank the governing body for the adoption of the resolution to proclaim June as “Eating Healthy Month”.

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R2019: 126

Authorize executive session at 8:45 p.m. for ( Attorney Client Privilege )

Motion: Pranzatelli    Second: Gomez    All in favor: Aye

Agenda session opened at 9:20 p.m.

Motion to adjourn moved by C. Gomez, second by C. Galeta, All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk