

10-10-19

Borough of Bound Brook
Special Meeting Minutes
October 10, 2019

Meeting was called to order at 5:00 p.m. 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. 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
Wendy Rubenstein, Esq. -DeCotiis, Fitzpatrick, Cole & Giblin, Attorney

Presentation:

Redwood Real Estate Group- Property located in downtown redevelopment area for residential redevelopment project Tax Block 12, Lots 2.01, 5.01 and 10.02

Redwood representatives gave a presentation regarding its concept proposal to redevelop the properties for a multi-family rental residential project.

They are a fourth-generation real estate investment, management, and Development Company based in Manhattan.

Their concept connects to Hamilton Street. 1.7 acres in total- 5-6 stories -213 residential units with entrance on East Street. The requirements with parking will be met per Land Use. There will be shared parking for the residents.

Council addressed their comments on the presentation noting the architecture was outstanding.

Open to the public for comment – no comment

Introduction of ordinances -First Reading

Ordinance No. 2019-45

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II,
ADMINISTRATION, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH
OF BOUND BROOK TO CHARGE ADMINISTRATIVE FEE FOR USE OF POLICE
OFFICERS AND/OR VEHICLES ON OFF DUTY JOBS

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on October 22, 2019

Second: Dixon

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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. 2019-46 Bond Ordinance

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A FIRE TRUCK IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$1,300,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,235,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF.

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on October 22, 2019

Second: Dixon 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- 42

ORDINANCE APPROPRIATING \$12,000.00 FROM THE CAPITAL FUND BALANCE FOR THE PORTION OF THE COST OF THE EMERGENCY COTS IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY

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

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 No. 2019-43

ORDINANCE APPROPRIATING \$50,000.00 FROM THE CAPITAL FUND BALANCE TO SUPPLEMENT ORDINANCE #2019-16 TO COMPLETE 2019 ROAD IMPROVEMENTS IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY

Motion to open public comment: Pranzatelli Second: Dixon

Public Comment: none

Motion to close public comment: Pranzatelli Second: Gomez

Motion to adopt: Gomez Second: Pranzateli

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_

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. Pranzatelli to approve all and remove for separate discussion R200, 207, and 208. All in favor-aye

Resolution No. 2019

200

Approve Café Imperial Liquor License No. 1804-32-022-006 with special conditions

Motion: Gomez, second- Pranzatelli

Discussion: C. Pranzatelli advised he met with Chief Bet and recommended keeping the special conditions.

All in favor- Aye

201

Approve member participation in the Passaic County Cooperative Pricing System ID#38PCCP and authorizing a cooperative pricing agreement

202

Approve appointment of Dale Leubner as Acting Superintendent of Department of Public Works

203

Authorize contract award to Pascack Data Services, Inc. for the Request for Proposals for Computer Services

204

Approve the 2018 audit

205

Approve the corrective action plan

206

Urge United States Congress to enact the Energy Innovation and Carbon Dividend Act of 2019

207

Extending the conditional designation of DeMattheis Real Estate, LLC as redeveloper for property 215-217 East Second Street Tax block 34, Lots 4, 5 and 6 located in downtown redevelopment are for residential development

Motion: Gomez, Second- Pranzatelli All in favor-Aye

208

Conditionally designating Redwood Real Estate Group as Redeveloper for Tax Block 12 Lots 2.01, 5.01 and 10.02 located in downtown redevelopment area for a residential redevelopment project

Motion- Gomez, Second- Pranzatelli

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Discussion: Mayor Fazen, C. Gomez; C. Jannuzzi and C. Pranzatelli offered their comments on redevelopment.

Mayor Fazen advised the attorney has recommended amending the language in the resolution to say the borough shall consider adopting amendments to the redevelopment plan.

Motion to approve with the amendment moved by C. Gomez; second by C. Dixon

All in favor-Aye C. Jannuzzi- Nay

209

Approve the cancellation of capital bond ordinances in the amount of \$1,532,782.04

210

Approve accumulated absence liability trust fund pursuant to N.J.A.C. 5:30-15.5

New Business

Approve Firemen's Membership Application-

Transfer- Shawn Michael Guerra- Hose Company No. 1

Transfer- Mark B. Lukac-Hose Company No. 1

Motion: Dixon Second: Gomez All in favor: Aye

C. Pranzatelli recommended resident parking for Church Street, South of 2nd Street.

Mr. Herrera will send over to the parking commission for review and consideration.

An ordinance will be considered for introduction at the October 22 meeting.

C. Jannuzzi asked that the old poles left by PSE&G at the library be removed.

Open to public for comment- no comments

Adjournment at 6:15 p.m.

Motion: Gomez Second: Pranzatelli All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk