

11-26-19 minutes

Borough of Bound Brook
Regular Meeting Minutes- November 26, 2019

Meeting was called to order at 7:00 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	absent
C. Vinnie Petti	absent
C. Brad Galeta	present
C. Anthony Pranzatelli	absent
C. Robert Dixon	present
C. Abel Gomez	present

Also Present:

Hector Herrera, Administrator
Donna Marie Godleski, Borough Clerk
Wendy Rubenstein Esq. -DeCotiis, Fitzpatrick, Cole & Giblin, Attorney

Approval of Minutes: November 12, 2019 Agenda

Motion: Dixon Second: Gomez All in favor: Aye

Advertised hearings or special presentations

Presentation- West Main Bound Brook LLC - For property known as Tax Block 1, Lots 38.02, 39, 39.01 and 40 located in the downtown redevelopment area for a mixed use redevelopment project. Two principles John Flanagan and Brian Shemesh of West Main Bound Brook LLC c/o Philly Capital Group gave a concept proposal for mixed use project with commercial on ground floor and multi-family residential on the upper floors. Lots 38 and 38.01 Lots are in negotiation.

Presentation of communications, petitions, etc. – none

Greetings for comments and invitation for discussion – no comment

Opening of bids - none

Engineers Report-Dale Leubner- Project Manager

Mr. Leubner reported The DOT Local Aid awarded the borough \$400,000 for West Second Street which is the largest award to a municipality.

Reconstruction of Grove and Thompson Avenue-2018 Road Program-Construction has commenced- Grove from East to Highland and Thompson to High.....

2019 Road Improvement Program- a punch list is being prepared for the entire project

Borough Parking Lot- lot has been surveyed and is being reviewed to increase overall traffic flow and utilization

DEP- Billian Park Playground is moving forward; two weeks start to finish....

Committee reports

Finance: Chair- C. Elizabeth Jannuzzi –absent

Liaison Committees: /Historic Preservation/

Mayor Fazen read the finance report into the record of minutes prepared by C. Jannuzzi.

All department budgets are completed and capital requests. The fire and police departments are addressing their needs for training, equipment, members due to redevelopment.

A thank you to the public works department for doing a great job around town.

Thanksgiving Day wishes were extended to everyone.

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

Liaison Committees: Library Advisory/Recreation/Shade Tree/

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

Library- there has been no movement on the grant

Recreation- soccer is over

Shade Tree- bringing google in for the commission and removing yahoo.

Mayor Fazen advised that the state is providing seedlings from a Salem Oak and we will decide where they will be planted.

Mr. Leubner announced that our public works employees worked very swiftly to put out a truck fire downtown east main street. Their quick action prevented loss to persons and buildings.

Mayor Fazen advised that he would like to recognize those employees with a coin and proclamation for the next meeting.

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

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

Rescue Squad

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

Arts Dept- The first art was installed in Billian Park. The public works department installed the remainder of the butterflies along storybook trail in the park.

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

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

C. Galeta reported interviews were conducted for the fire marshal position.

After interviews, we recommended hiring a part time property maintenance inspector.

We already have an inspector so he will attend classes. We will still have Erik Mickelson as part time fire marshal.

Two interview are scheduled for the deputy court administrator.

Municipal Alliance- RFP for 2020 school year. The MAC coordinator resigned. The county is working on finding a permanent soon.

SID- accepting bids from various farms for the flowers to be planted in the spring downtown.

Newsletters will be sent out with all the events. Advertisements for the businesses downtown to promote themselves.

A suggestion for the arts council to be a sub-committee of the SID.

C. Gomez suggested making the SID coordinator a full member of the Arts committee.

The appointment will be made at reorganization.
The tree lighting is scheduled for December 6 at Van Horne plaza from 5-7 p.m.
There are many fun activities scheduled for the event.

Economic Development- Chair- C. Anthony Pranzatelli- absent
Liaison Committees: Architectural Review Board/Planning Board/Senior Citizens
C. Gomez advised there will be a presentation at the December 10th meeting.
Also in a few weeks we will have Redwood redeveloper present.
In the New Year we will be discussing all the projects moving forward.
Mayor Fazen suggested having more notice on the presentations coming before the council.

Zoning, Construction & Code Enforcement- Chair- C. Vinnie Petti-absent
Liaison Committees: Board of Health

Introduction of ordinances -First Reading

Ordinance No. 2019-49

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, NEW JERSEY APPROVING THE PILOT APPLICATION AND AUTHORIZING THE MAYOR AND BOROUGH CLERK PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. TO EXECUTE A FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF BOUND BROOK AND THE RIDGE APARTMENTS AT BOUND BROOK URBAN RENEWAL, LLC FOR PROPERTY LOCATED ON BLOCK 34, LOTS 4 AND 5 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BOUND BROOK AND LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on December 10 2019
Second: Dixon Discussion:
Roll Call:
C. Elizabeth Jannuzzi__C. Vinnie Petti__C. Brad Galeta_Aye_
C. Anthony Pranzatelli__C. Robert Dixon_Aye_C. Abel Gomez Aye_

Ordinance on Final Reading and Consideration - Second Reading

Ordinance No. 2019-48

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII, TRAFFIC, SECTION 7-17, RESIDENTIAL PERMIT PARKING, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO AMEND RESIDENT PARKING ON EAST HIGH STREET.

Motion to open public comment: Gomez Second: Dixon
Public Comment: None
Motion to close public comment: Dixon Second: Dixon
Motion to adopt: Gomez Second: Dixon

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Roll Call:

C. Elizabeth Jannuzzi absent _C. Vinnie Petti absent _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.

Motion to approve all resolutions moved by C. Gomez; second by C. Dixon, all in favor- aye

222

Approve the cancellation of various capital receivable balances for projects deemed complete in the amount of \$343,681.25

223

Approve budget transfers in the amount of \$361,945.00

224

Approve a homestead rebate refund for Blk 110 Lot 12 722 Cedarcrest Drive-100% disabled veteran in the amount of \$353.61

225

Approve refund overpayments to Corelogic Commercial Tax Services for-
2019 4th qtr. Blk 01 Lot 61 424 East Main Street in the amount of \$1,638.99
2019 4th qtr. Blk 01 Lot 62 426 East Main Street in the amount of \$4,757.39
2019 4th qtr. Blk 38 Lot 04 309 Park Place in the amount of \$1,499.68
2019 4th qtr. Blk 92 Lot 3 633 Church Street in the amount of \$3,420.84
2019 4th qtr. Blk 93 Lot 11 571 Watchung Road in the amount of \$2,805.71

226

Approve amendment to agreement between the Borough of Bound Brook and Business Administrator Hector Herrera

227

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH THE RIDGE APARMENTS AT BOUND BROOK URBAN RENEWAL, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 34, LOTS 4, 5 & 6, ALSO KNOWN AS 215-217 EAST SECOND STREET, LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR A RESIDENTIAL PROJECT

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RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A PARKING SUBLEASE WITH CONTRACT REDEVELOPER THE RIDGE APARTMENTS AT BOUND BROOK URBAN RENEWAL, LLC FOR PARKING SPACES ON NEW JERSEY TRANSIT PROPERTY LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA

229

Approve a construction change order to Top Line Construction for the Road Improvement Program in the amount of \$1,034,488.66

Unfinished Business

New Business

Reschedule December Calendar Council Meetings to December 10 and December 30

Reschedule Reorganization Meeting to Thursday January 2, 2020 at 7 p.m.

The consensus of the council agreed to the rescheduled dates for the December meetings and the Reorganization meeting for year 2020.

Training for Elected Officials – Mr. Herrera Administrator advised the council if they are interested in attending any courses the borough covers the cost.

C. Gomez offered a motion to approve a resolution prepared for West Main Bound Brook LLC

Second offered by C. Dixon –

RESOLUTION CONDITIONALLY DESIGNATING WEST MAIN BOUND BROOK, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 38.02, 39, 39.01 AND 40 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR A MIXED USE REDEVELOPMENT PROJECT

All in favor- Aye

C. Gomez thanked C. Dixon for his service and recommended appointing him to the Recreation Commission at the 2020 Reorganization Meeting.

Approval of Vouchers

230

Motion: Dixon Second: Gomez All in favor: Aye

Open to the public for comment- no comment

231

Authorize executive session- no session

Adjournment at 8:00 p.m.

Motion: Gomez Second: Dixon All in favor: Aye

Respectfully submitted by,
Donna Marie Godleski Borough Clerk