

12-10-2019

Borough of Bound Brook  
Agenda Meeting Minutes –December 10, 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	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

Approval of Minutes: November 26, 2019 Regular Meeting

Motion: Gomez      Second: Dixon      All in favor: Aye

Advertised hearings or special presentations

➤ Urban Developers LLC Presentation

Resolution conditionally designating Urban Developers, LLC as redeveloper for property known as Tax Block 6, Lots 13,15,16,17,18 and 19 located in the downtown redevelopment area for a mixed use redevelopment project- Drake/Columbus/Talmadge/Main Streets – five stories, parking, retail.

The project is in multiple phases.

Phase I- 84 apartments/2 retail stores, 5,000 square feet office suites, 26- 2 bedroom, 50- 1 bedroom, 8 studio apartments

Phase II-240 parking spaces, 240 apartments, 4-5 retail stores

Phase III- 130 units/parking

Questions were addressed from the council and the public.

Presentation of communications, petitions, etc.

Mayor Fazen presented a proclamation and coin to public works employees Vincent Orofino, Derrick DeLoach and Robert Timpano whose swift actions on November 26, 2019 brought a fire downtown East Main Street under control preventing damage or loss to persons or buildings.

The public works employees that assisted with the fire and also recognized were Luciano Fittipaldi, Ryan Alcazar Mikita, David Mangino and Trevor Carleton.

12-10-2019

Greetings for comments and invitation for discussion

Dan Smith 606 Hayward

Mr. Smith was looking for a status on the flooding/drainage issues that he addressed back in June. He complained about work that is being done at Smalley School starting at 7:30 a.m. in the morning. The water issues are getting worse. Mr. Leubner Project Manager advised that drains have been cleaned and we are reviewing more information.

Mr. Smith felt that the town should be involved regarding drainage issues in town.

Also Bridgewater Township should be involved.

Mr. Herrera was instructed to reach out to Mr. Gallagher at the School to set up a meeting to identify/resolve these issues.

Roseann Short-169 Cherry

She complained about the water issues which have become worse in the last ten years.

She was not in favor of the redevelopment building so close to the street.

Julian Mateis-600 Hayward

She complained that the area still has flooding.

Opening of bids -

Bid opening was held on December 3 for the collection, removal and disposal of solid waste from residential, municipal and institutional locations-

One (1) bid was received from Rubinetti Private Disposal LLC

Introduction of ordinances -First Reading

Ordinance No. 2019-50

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, NEW JERSEY AUTHORIZING THE CONVEYANCE OF PROPERTY KNOWN AS TAX BLOCK 12 LOT 5.01 LOCATED WITHIN THE DOWNTOWN REDEVELOPMENT AREA 1 TO HAMILTON STREET URBAN RENEWAL, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1ET SEQ.

Motion: Gomez      Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on December 30, 2019

Second: Pranzatelli

Roll Call:

C. Elizabeth Jannuzzi\_Nay\_\_\_C. Vinnie Petti\_Nay\_\_\_C. Brad Galeta\_\_Nay\_\_

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

Mayor Fazen- Aye

Ordinance passed on first reading.

Ordinance No. 2019-51

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 HAMILTON STREET URBAN RENEWAL, LLC FOR PROPERTY LOCATED ON BLOCK 12, LOTS 2.01, 5.01, 10.02, 11, 12 AND 13 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 30, 2019

Second: Pranzatelli

Roll Call:

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

Mayor Fazen- Aye

Ordinance passed on first reading.

Ordinance No. 2019-52

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, NEW JERSEY AUTHORIZING THE CONVEYANCE OF PROPERTY KNOWN AS TAX BLOCK 1, LOT 56.02 LOCATED WITHIN THE DOWNTOWN REDEVELOPMENT AREA 1 TO MERIDIA 300 URBAN RENEWAL BOUND BROOK, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1ET SEQ.

Motion: Gomez    Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on December 30, 2019

Second: Dixon

Roll Call:

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

ORDINANCE NO. 2019-53

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLANS FOR REDEVELOPMENT AREA 1 AND REDEVELOPMENT AREA 2 PURSUANT TO N.J.S.A. 40A:12A-1ET SEQ.

Motion: Gomez    Movant: I move that ordinance be approved on first reading, advertised according to law, referred to the Planning Board and a public hearing be held on December 30, 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. 2019-49

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 to open public comment: Dixon      Second: Gomez

Public Comment:

R. Short-169 Cherry –she asked where the location was. She was not in favor of a five story building.

R. Swores-e Hamilton Urban Renewal LLC as redeveloper for properties known as tax block 12 lots 2.01, 5.01, 10.02, 11, 12 and 13 located in the downtown redevelopment area for mixed-use redevelopment project

Motion: Gomez      Second: Pranzatelli      Discussion:

Roll Call:

C. Elizabeth Jannuzzi\_\_Nay\_\_C. Vinnie Petti\_Nay\_\_C. Brad Galeta\_Nay \_\_\_\_

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

Mayor Fazen- Aye

Resolution passed.

241

Resolution approving and authorizing the execution of a redevelopment agreement with Meridia 300 Urban Renewal, Bound Brook, LLC as redeveloper for properties 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 70.3, located in the downtown redevelopment area for various mixed use projects.

Motion: Gomez      Second: Dixon      Discussion:

Roll Call:

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

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

Resolution passed.

242

Approve an amendment to the By-Laws of the Borough Council

243

Approve a correction to “In-Kind Match” for Municipal Alliance Grant 2020/2021 in the amount of \$9,218.39

Unfinished Business

Second Reading/Adoption

The ordinance was referred to the Planning Board and returned to the council for consideration. Ordinance No. 2019-25 –An ordinance of the municipal council of the Borough of Bound Brook amending the amended redevelopment plan for redevelopment area 1 pursuant to N.J.S.A. 40A:12A-1 et . seq.

Summary: Mr. Carlos Rodrigues provided a summary. Sub-Area 1.4 –preservation of certain important historic buildings

Motion to open public comment: Gomez second: Dixon All in favor: Aye

Public Comment: L. Brnicevic- 20 Talmage –questioned height of buildings

Motion to close public comment: Dixon second: Pranzatelli All in favor: Aye

Motion to adopt: Gomez 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 will be published in accordance with law.

New Business

C. Gomez- Resolution for consideration- Support NJ-S2173 – Recognize the importance of vaccinations /immunizations in the United States

Motion to adopt R2019-244 moved by C. Gomez, second by C. Dixon

Discussion: C. Gomez offered his comments in support of the resolution.

All in favor-Aye

Opposed: C. Petti

C. Gomez recommended ordinance for introduction/first reading

Ordinance No. 2019-54

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII, TRAFFIC, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, SECTION 7-14, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS, TO REMOVE WEST HIGH STREET, FROM THOMPSON AVENUE TO TEA STREET

C. Gomez advised this has been discussed for several months with Parking Commission and the Police Chief. Mr. Herrera advised he has received phone calls from residents asking for a resolve.

Mayor Fazen read the full ordinance into the record for introduction. Repeal of inconsistent provisions.

Motion to introduce moved by C. Gomez; second by C. Pranzatelli

Roll Call:

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

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

Ordinance will be advertised according to law and published for second reading/hearing on December 30, 2019

12-10-2019

Mayor Fazen presented consideration for the town to pay \$750.00 toward the two page submission for the Bound Brook Chronicle. The Community News towns have a four page insert and they pay \$750.00 for the right to do this. He proposed to raise the marriage ceremony fees to \$150.00 to cover the charge.

C. Gomez raised concerns about the borough being a part of this. A misuse of funds. Mayor Fazen disagreed.

245- Approval of Vouchers - \$1,772,093.29

Motion: Gomez          Second: Galeta          All in favor: Aye

Open to the public for comment

Resident-

Asked if Resolution 239 was approved and what the change was. Also why the receipts were not shown on the voucher list.

The borough attorney provided a budget summary.

Linda Brnicevic-20 Talmage Avenue

She asked what area of Drake Street was referenced in Resolution No. 239.

She asked if the utility poles on Talmage Avenue were going to be removed.

Roseann Short-169 Cherry Avenue

Ms. Short asked for a status on the East Bound Train Station Waiting Room. Mayor Fazen advised should be starting in the spring. She complained about two trucks that have been parked on Washington Street in front of a Portugese Restaurant for a month.

Mayor Fazen advised it will be looked into.

246

Authorize executive session – Potential settlement negotiations

Motion: Dixon          Second: Petti          All in favor: Aye

Adjournment at 9:30 p.m.

Motion: Petti          Second: Dixon          All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk