

8-28-18

**BOROUGH OF BOUND BROOK
REGULAR MEETING MINUTES
AUGUST 28, 2018**

Meeting was called to order at 7:00 PM by Mayor Robert 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. Robert Dixon	present
C. Glen Rossi	present
C. Elizabeth Jannuzzi	present
C. Vinnie Petti	present
C. Anthony Pranzatelli	present
C. President Abel Gomez	present

Also Present:

Hector Herrera, Administrator

Borough Clerk – Donna Marie Godleski

Attorney- Michael Augello, Esq. DeCotiis, Fitzpatrick & Cole

Police Chief Vito Bet

Approval of Minutes: August 14, 2018

Motion: Dixon Second: Rossi All in favor: Aye

Abstain: C. Gomez

Presentation of communications, petitions, etc.

Tracey Heisler –Executive Director –Court Appointed
Special Advocates for Hunterdon and Somerset County.

Ms. Heisler provided the organization does a lot of work for foster children in Somerset County who are abused or neglected. The advocates serve as their voice in court. The organization is raising awareness and changing children's lives. They are focusing their expansion efforts in Somerset County.

She asked if there would be an opportunity to put CASA SHaW's website and/or other information on the township's website for residents who may be interested in volunteering with their non-profit, perhaps under the community section.

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Mayor Fazen and governing body agreed to posting their information onto the borough's website.

Presentation concluded.

Greetings for comments and invitation for discussion

Elizabeth Plesa- West Main Street

She expressed concerns with the redevelopment south of the railroad tracks. Mayor Fazen stated that the designated redeveloper is Patriot Village. There is a proposal from the developer and the council is voting on ordinances to change the existing zone to allow for the type of development. The concept is mixed use facility of multiple high rise buildings; a VA hospital annex. There will be easy access to railroad, parking. Mayor Fazen noted that it is not in a flood or contaminated zone. Ms. Plesa disagreed. Council noted that if there are areas that need to be cleaned up the appropriate permits will be obtained.

Ms. Plesa asked about the dirt dump trucks she sees going in and out.

Mayor advised that he will have those trucks looked into.

Council Gomez stated there are multiple entities that occupy that space.

They look like chemical trucks carrying plastic pellets. There are dump trucks from other outfits that occupy that area.

Linda Brnicevic -20 Talmage Avenue-

Ms. Brnicevic understood the Mayor received a letter from the planning board attorney summarizing the board's comments on Ordinance No. 2018-17 and 18 on the agenda. She asked the Mayor if he would read those comments into the record when the ordinances open for discussion. She expressed concerns about the town sustaining a sixteen (16) story building addressing density, the impact on services and quality of life.

Mayor Fazen advised there is a proposal right now from the redeveloper who was given the rights for the area and the subject area is under discussion.

Ms. Brnicevic stated that changing the redevelopment plan sets the groundwork and it paves the way for (16) stories. Council comments.

C. Jannuzzi commented that we are expanding our town and we need to prepare for this expanse but we are not there yet. We need fire and department of public works which can be can set up through pilot agreements. We can set up an infrastructure police personnel fund where the

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redeveloper puts money into this so they are the ones paying for it and we need council to fight for this.

Nicole Epps-509 Watchung Road –

She expressed her concerns with police and security with Bound Brook's expansion of new development. She wanted to hear council's plans in general supporting police. She expressed concerns with quality of residents coming into the town.

Sandra 23 & 309 Talmage Avenue

She expressed her concerns with developers going sixteen (16) stories. This town was quaint and nice at one time. There are parking issues and what about tax breaks. Mayor Fazen stated right now we will not see a pilot cash flow for a few years. Once we do, should receive a tax reduction. Mayor Fazen gave a brief summary on the structure of a pilot agreement. Council comments followed.

Eric Chandler 639 Central Avenue

He addressed the Mayor's town hall meeting regarding group homes in Bound Brook. There are 9 in town and 2 are problematic. He asked for an update. Mayor Fazen stated he has been in contact with legislators. There are laws for group homes that protect the patients. If the home does not dial 911 for the patient, they are fined. There is nothing to protect the neighborhoods or management of the homes. Hopefully something will come out of this. Our Police Department is aware. Council Gomez commented stating that the homes take care of persons which the state has declared these homes inherently good. There has been a rumor going around that another group home is coming into town and persons going around resisting this is a discriminatory practice. Mr. Chandler expressed security concerns.

Moss Epps 21 East Maple Avenue

Ms. Epps expressed concerns about the downtown area not looking good. She asked what the town is doing about it. All she hears is that more apartment buildings are going up. There are undesirable people walking around town and she was concerned about safety. The town is changing and in her opinion not for the better.

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There are 9 group homes in town and what can we do about additional homes coming in. What is council doing about this?

Police Chief Comments. The Chief had the opportunity to meet with council at Senator Bateman's Office. We discussed group homes. They will work with the town as to having no more group homes coming into town. They were surprised we had 9 homes. We will be working on the security and having our residents feel safe in their own neighborhood.

Mayor Fazen thanked the residents for coming out to the town hall meeting on group homes. He noted that the training of the staff in group homes is not up to par. This is up to the management in each home. The Police Chief is aware and we are monitoring the traffic.

Ann Marie Harrison- Metape Circle North

Ms. Harrison felt the town was changing and did not like the direction it was going in.

There is a group home nearby her home and what has changed is the people that work at these homes.

She asked about property maintenance rules. Who takes care of the grass when a house is vacant? There is a home on Meadow Drive. The hedges are very tall and it is hard to see. Council reported that the home has already been addressed to code enforcement.

Committee reports

Finance: Chair- C. Elizabeth Jannuzzi

Liaison Committees: /Historic Preservation/ Green Team

Council reported we basically kept a zero budget. We brought on a police officer and a code enforcement officer. We are bringing on a project manager very soon which will save the town money. We are hoping to give close to 1 million back to the taxpayers.

The Board of Education is giving back \$417,000 which the town overfunded them.

Historic- Petition Trenton next year to have our library on the National Registry.

Council reported that former councilman Peter Lazzaro found old map of Bound Brook which the historical society will be publishing soon.

Green Team- is working hard on points. The team is at 125 points working towards the 150.

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Public Works, Bldgs., Grounds & Utilities-Chair- C. Robert Dixon
Liaison Committees: Library Advisory/Shade Tree/
Council gave the public works activity report for July.
The Library has not meet yet. A quote for capital improvement grant coming up soon.
Shade Tree- did not attend meeting. The commission continues to plant trees.

Public Safety (Police & Fire)- Chair- C. Vinnie Petti
Liaison Committees: OEM/Parking Commission/Rescue Squad/
Council gave the police activity report for July of last year and this year.
The Parking Commission did not meet.

Personnel, Administration & Ordinances- Chair- C. Glen Rossi
Liaison Committees: Board of Education /Municipal Alliance/
Council gave a congratulations to Jasmine Mathis who was appointed the Assistant Administrator.
Adriano Mora new violations clerk began employment this week.
There are five ordinances for first reading and four for second reading on the agenda this evening.
Municipal Alliance- volunteers completed murals in the streets and looks very nice.

Economic Development- Chair- C. Anthony Pranzatelli
Liaison Committees: Planning Board/Architectural Review Board/
SID
Council reported on the Brook Project, formerly the OohLaLa building.
Finishing up the utility work and starting foundations.
The project across from this project will be possibly 16 stories.
Council offered his comments on the planning board attorney's comments pertaining to the two ordinances on the agenda. The board voted that these two ordinances were inconsistent with the master plan. The current plan is forty (40) years old. The board is in the process of changing the master plan.
Bound Brook Hotel- the demolition has begun and fencing has been placed around the property.
Bound Brook Commons- amendment to the impact study

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ORDINANCE NO. 2018-22

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18, FIRE PREVENTION AND PROTECTION, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO ADD ARTICLE 8, ISSUANCE OF CERTIFICATE OF SMOKE ALARM CARBON MONOXIDE DETECTOR FIRE EXTINGUISHER HOUSING CERTIFICATE

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on September 11, 2018

Second: Pranzatelli Discussion: Summary provided.

Roll Call:

C. Robert Dixon Y C. Glen Rossi Y C. Elizabeth Jannuzzi Y
C. Vinnie Petti Y C. Anthony Pranzatelli Y
C. President Abel Gomez Y

ORDINANCE NO. 2018-23

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18, FIRE PREVENTION AND PROTECTION, ARTICLE 6, REGISTRATION AND FEES FOR NONLIFE HAZARD USES, AND ADDING SECTION 7.2, "PENALTIES FOR FAILURE TO PAY INSPECTION AND PERMIT FEES" TO ARTICLE 7, FIRE PERMITS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET AND STATE OF NEW JERSEY

Motion: Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on September 11, 2018

Second: Dixon Discussion: Summary provided

Roll Call:

C. Robert Dixon Y C. Glen Rossi Y C. Elizabeth Jannuzzi Y
C. Vinnie Petti Y C. Anthony Pranzatelli Y
C. President Abel Gomez Y

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Mr. Herrera recommended to council the bond ordinances be tabled for further review. Consensus of council agreed.

BOND ORDINANCE NO. 2018-24—TABLED

BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$45,000 FOR VARIOUS IMPROVEMENTS TO CODRINGTON PARK IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, AND AUTHORIZING THE ISSUANCE OF \$42,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

BOND ORDINANCE NO. 2018-25- TABLED

BOND ORDINANCE PROVIDING FOR ROAD IMPROVEMENTS TO THOMPSON ROAD IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY APPROPRIATING \$400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF.

Ordinance on Final Reading and Consideration-Second Reading

ORDINANCE NO. 2018:17-

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.

A MOTION TO ADOPT MOVED BY PRANZATELLI;

SECOND BY GOMEZ; DISCUSSION: COUNCIL COMMENTS

ROLL CALL:

C. Robert Dixon Y ___ C. Glen Rossi__Y__ C. Elizabeth Jannuzzi__N__
C. Vinnie Petti _N__ C. Anthony Pranzatelli_Y ___
C. President Abel Gomez _Y___

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Attorney advised ordinance is a second reading and is to open for public comment prior to a roll call vote.

Open public comment:

Linda Brnicevic- 20 Talmage Avenue

Comments on Ordinance amending Area 1. She stated that 1.4 is not south of the tracks. She expressed her concerns about voting for amendments that are inconsistent with the master plan.

Elizabeth Plesa- West Main Street

She expressed flood concerns with the building in the area of west Main Street.

Dave 666 Central Avenue

He asked how council can vote on an ordinance if you do not know what you are voting on.

Council discussion. Consensus of council agreed to table.

Motion to table Ordinance No. 17 and 18 moved by C. Rossi; second by

C. Dixon, All in favor: Aye

Mayor Fazen advised both ordinances will be carried over to the next council meeting. A map will be presented meeting showing the Area amendments.

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ORDINANCE NO. 2018:18- TABLED

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

ORDINANCE NO. 2018-19

AN ORDINANCE AMENDING ORDINANCE NO. 2018:13 ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, NEW JERSEY ON JUNE 27, 2018 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 MERIDIA SELF STORAGE, URBAN RENEWAL, BOUND BROOK LLC FOR PROPERTY LOCATED ON BLOCK 1, LOT 69 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BOUND BROOK AND LOCATED IN REDEVELOPMENT AREA 1

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Gomez Second: Dixon

Motion: Gomez Movant: I move that ordinance be approved on second reading

Second: Dixon Discussion: Summary provided.

Roll Call:

C. Robert Dixon Y ___ C. Glen Rossi __Y__ C. Elizabeth Jannuzzi __Y__
C. Vinnie Petti _Y___ C. Anthony Pranzatelli_recuse ___
C. President Abel Gomez _Y___

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ORDINANCE NO. 2018-20

AN ORDINANCE AUTHORIZING THE PURCHASE OF A TAX SALE CERTIFICATE FOR BLOCK 1, LOT 57, 408 EAST MAIN STREET AND APPROPRIATING \$120,000 THEREFOR FROM THE "CAPITAL FUND BALANCE" OF SAID BOROUGH

Motion to open public comment: Gomez Second: Dixon

Public Comment: None

Motion to close public comment: Gomez Second: Dixon

Motion: Gomez Movant: I move that ordinance be approved on second reading

Second: Dixon Discussion: Summary provided

Roll Call:

C. Robert Dixon __Y__ C. Glen Rossi __Y__ C. Elizabeth Jannuzzi __Y__
C. Vinnie Petti __Y__ C. Anthony Pranzatelli __Y__
C. President Abel Gomez __Y__

Resolutions for final reading and final consideration:

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. Rossi; All in favor: Aye

2018-

152

Continue to Support the Bound Brook Green Team

153

Release escrow bond to Verizon Communications, Inc. in the amount of \$962.84

154

Approve transfer of property to Somerset County for public auction

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155

Authorize settlement agreement with JTG Construction, Inc.

Unfinished Business

New Business

>Special Event Permit Application

Bound Brook Recreation-Revitalization/SID

Event: Movie in the Park

Date: September 3, 2018

Location: Codrington Park - Basketball Courts (Outdoor) Blacktop

Motion to approve: Gomez Second: Dixon All in favor: Aye

>Café Imperial- request permission to use large salon room from 8 p.m.-
12 a.m. after the September 9 2018 Central American Festival

Motion to approve: Petti Second: Gomez All in favor: Aye

>Accept resignation Nick DelVecchio-Recreation Commission

C. Gomez - Appoint Angela Green as regular member –fill unexpired term
12/31/2019

Motion: Gomez Second: Dixon All in favor: Aye

>Accept resignation Joan Ruberto –Recreation Commission

C. Gomez- Appoint Omar Hernandez –Alt. No. 1- fill unexpired term
12/31/2018

>Mayor Fazen nomination to appoint David Morris -Alternate No. 1 –
fill unexpired term 12/31/2018 – withdrawn

Motion to approve appointments: C. Gomez Second: C. Dixon

All in favor: Aye

>Firemen’s Membership Application

Bryan S. Grochowski-Hose Co. No. 1

Motion: Petti Second: Dixon All in favor: Aye

>Just Be You Performing Arts Film & Theater Festival-
Saturday September 29, 2018- Brook Arts Center -

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A request for a banner on Hamilton Street to be erected September 1, 2018
Motion: Gomez Second: Dixon All in favor: Aye

Approval of Vouchers

156-

Motion: Pranzatelli Second: Dixon All in favor: Aye

Open meeting to the public for comments

Chandler 639 Central Avenue

He asked that council reconsider holding a council meeting on September 11.

Property owner 23 & 309 Talmage Avenue-

She asked when inspections were done by the town because there is a mice problem at 21 and 23 Talmage.

Authorize executive session- no session

Adjournment

Motion: Gomez Second: Pranzatelli All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk

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