

**BOROUGH OF BOUND BROOK
REGULAR MEETING MINUTES
TUESDAY FEBRUARY 28, 2017**

Mayor Robert Fazen called the meeting to order at 7:30 PM with a reading of the Open Public Meetings Law Statement followed by the Pledge of Allegiance and an opening prayer.

Roll Call

Mayor Robert Fazen	present
C. Vinnie Petti	present
C. Abel Gomez	present
C. Philip Fiadino	present
C. David Rosario	present
C. President Anthony Pranzatelli	present
C. Diana Manahan	present

Also Present:

Hector Herrera-Borough Administrator
Borough Clerk – Donna Marie Godleski
Borough Attorney- Judy Verrone Esq.
Police Chief Michael Jannone

Approval of Minutes: January 24, 2017 Regular; January 24, 2017 Executive Session; January 27, 2017 Special Meeting; February 14, 2017 Agenda Meeting
Motion: Gomez Second: Pranzatelli All in favor: Aye
Abstain: C. Petti

Mayor Fazen announced there are a few changes to the meeting agenda. There will be no Introduction of the Municipal Budget or Introduction of the Sewer Ordinance.

Presentation of communications, petitions, etc.

>Presentation>

Joseph Costa- Code Enforcement Officer -

Borough Website Public Access

>Borough Tax Map

>Report a Complaint

Mr. Costa described the new features of the website for public access.

The trash removal guidelines on the site are in English and Spanish.

The Gov Pilot features allow you to view the map of Bound Brook. You are able to view all properties and property liens. This is all public information. This is also a real estate tool. You can choose radius from property which will list number of sales. The map has many layers.

The Gov Pilot- Report a Concern –This is a fast way to report a complaint. You will receive updated e-mails on the status of the complaint. Your information will be kept in confidence and will only be used by employees.

Only your e-mail address is required when you submit the concern. You are able to add a photograph as well.

You can still call in a complaint or come into borough hall.

The presentation concluded.

>Presentation>

John Zsilavetz-Redevelopment of 600 East Union Avenue

Mr. Norman Albert, attorney for Mr. Zsilavetz stated he is seeking to be named redeveloper for this property.

The engineer Mr. Katdawala was present. He informed the project needs extensive application to the Department of Environmental Protection. There are four (4) phases and they are prepared to do that.

Mr. Albert advised he spoke with the borough's redevelopment attorney Mr. Regan about the agreement if approved.

This rendering is preliminary and we see this as viable and we are ready and willing to go forward with this project. Will negotiate township land.

The engineer advised the site is in a floodplain. The eastern portion will remain as is. We cannot add any object.

The project will consist of two (2) buildings; apartment units; 5 story; 160-200 units; 1-2 bedroom.

Parking lot – 165 spaces

Mr. Zsilavetz stated he is the managing member. There will be parking on ground level.

Questions were taken from the mayor and council.

C. Pranzatelli advised the committee he recommends passing a resolution to designate “IronBound 600 Union Holdings LLC” as redeveloper for (120) days. A redeveloper’s agreement will be negotiated with IronBound and Mr. Regan, the borough’s redevelopment attorney.

Motion to designate moved by C. Pranzatelli; second by C. Rosario
All in favor: Aye

Questions were taken from the public.

Presentation concluded.

Greetings for comments and invitation for discussion

Nicole Epps- 509 Watchung Road

She asked what the price point will be for the units.

C. Pranzatelli advised that this project is at designation stage. The redeveloper will present more information on the project moving forward. There is a potential for affordable senior housing.

Committee reports

Finance: C. David Rosario

Reported the committee was hoping to introduce the sewer ordinance.

The committee met three to four times last week. The budget looks great.

There are six (6) roads on the list to get done. Central Avenue and VanKeuren are included in the list.

We have budgeted equipment for the fire department, the office of emergency management and public works.

There is a lot being done this year. We have a plan in place to pay for the roads and equipment.

The next council meeting we should be ready to introduce the budget.

The committee thanks Randy Bahr, Chief Financial Officer and Hector Herrera Administrator for their help and C. Pranzatelli and C. Gomez experience.

C. Pranzatelli advised this is the first year budget with incredible achievement.

Mr. Herrera advised after the budget is introduced it will be posted to the website. The public hearing will be set for April.

Public Works, Bldgs., Grounds & Utilities-C. Diana Manahan

Reported the department collected brush, trimmed and removed trees. The activity report is very extensive and will be posted to the website. As liaison to the Historic Preservation Commission, the committee is working towards three (3) nominations for the local registry. They are The Bound Brook Theatre, The Railroad Station and the Stone Arc Bridge.

Public Safety (Police & Fire) - C. Vinnie Petti

Reported the police and fire activity into the record of minutes.

Personnel, Administration & Ordinances- C. Philip Fiadino

Council reported at the last council meeting we passed an ordinance restricting parking on Union/Thompson Avenue. As council liaison to the municipal alliance, they are helping to educate young people and families about alcohol. They are doing a lot of good work for the community. He noted that New Jersey's Governor has dedicated his last year combatting drug abuse. Council would like to work closely with the police department on this. There is an amendment to the personnel policy that Mr. Herrera will address later on the agenda. C. Fiadino informed Mayor Fazen that the South Bound Brook Mayor would like you to reach out regarding the coordination of hepatitis shots for the public safety departments relating to water/flood.

Economic Development- C. Anthony Pranzatelli

Council reported-

507 East Main Street/Bound Brook Hotel- negotiating a deal; more upfront monies; less our bonding; financial agreement for pilot.

Reynolds / site known as Ooh La La- parking agreement for thirty (30) spaces in the commuter lot. Mr. Regan is working on getting this done this week. This will bring in additional revenue of \$32,400 for the town.

Meridia Self Storage - Carlos Rodrigues, Planning Board Planner is preparing amendment to redevelopment agreement. A meeting to finalize the terms of the agreement will be held.

Talmadge Commons-developer received fiscal impact analysis. This is being reviewed internally.

Request for Proposals-NJ Transit- due May 4th. Thirty (30) responses received to date. A pre-proposal meeting will be held on March 9th at 10 a.m. at borough hall

Old Bank Building-600 E Union- resolution was approved this evening designating a redeveloper.

Zoning, Construction & Code Enforcement- C. Abel Gomez

The department is continuing their aggressive pursuit with inspections focusing on quality of life.

Council gave the activity report and revenues for the department.

Mr. Costa is doing a great job organizing the department's policy and procedures.

The goal of the department is more services and improve the quality of life for the borough. Continuing to review ordinances.

C. Pranzatelli advised the "buzz" in the town is that we are spending a lot of money on code. He noted that the revenues generated enable the department to be self-sufficient.

Mayor Fazen stated the department is doing great and he has received a great deal of compliments about code and construction.

Introduction of ordinances -First Reading

Ordinance No. 2017-04

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII, TRAFFIC, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK TO INCLUDE ADDITIONAL PROHIBITED PARKING AREAS ON CERTAIN STREETS

Summary:

7-17 RESIDENTIAL PERMIT PARKING.

- a. No person shall park a vehicle on streets or parts of streets as described within the following section unless an appropriate and current parking permit as issued by the Borough of Bound Brook is displayed on said vehicle for those streets or parts of streets as described or listed within the following section.

<i>Street</i>	<i>Location</i>	<i>Hours</i>	<i>Days</i>
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John Street **East side, from** **8:00 a.m.** **Monday through**
East 2nd Street to **to** **Friday**
Main Street **4:00 p.m.**

Motion: C. Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on March 14, 2017

Second: C. Pranzatelli

Discussion: C. Petti recommended calling a special meeting of the parking commission to discuss this change.

Mr. Herrera advised that he already spoke with the parking commission chairperson about this change. There are a few homes that do not have a driveway and they are receiving many tickets. He has worked with the Police Chief on this.

Roll Call:

C. Vinnie Petti No ___ C. Abel Gomez _Yes ___ C. Philip Fiadino _Yes ___

C. David Rosario _Yes ___ C. Anthony Pranzatelli __Yes _____

C. Diana Manahan _Yes ___

Ordinance NO. 2017:05

AN ORDINANCE AMENDING THE CHAPTER XXIX OF THE BOROUGH CODE OF THE BOROUGH OF BOUND BROOK ENTITLED "SOLID WASTE MANAGEMENT" SECTION 29-1.2 INCLUDED USERS AND CHARGES SO AS TO REVISE THE ANNUAL CHARGE FOR REFUSE DISPOSAL

Summary: deleting the text **[marked in bold and enclosed in brackets]** and inserting the text **underlined and marked in bold**, to read as follows:

29-1.2 Included Users and Charges.

Each single-family, two-family, three-family and four-family residence as well as every church, every private school, and the Post Office shall pay an annual charge of **[one hundred fifty (\$150.00) dollars] two hundred (\$200.00) dollars** per dwelling unit for the disposal of their garbage through the Borough of Bound Brook.

Motion: C. Gomez Movant: I move that ordinance be approved on first reading, advertised according to law, and a public hearing be held on March 14, 2017

Second: C. Fiadino

Discussion: C. Gomez advised that the borough will have two (2) bulk pick-ups; one in the Spring and Fall. The increase will cover the tonnage costs and stickers.

Roll Call:

C. Vinnie Petti Yes ___ C. Abel Gomez Yes _____ C. Philip Fiadino Yes _____

C. David Rosario _Yes ___ C. Anthony Pranzatelli __Yes _____

C. Diana Manahan _Yes ___

Motion moved by C. Pranzatelli; second by C. Fiadino to remove Ordinance No. 2017-06 from the agenda.

Roll Call:

C. Vinnie Petti Yes C. Abel Gomez Yes C. Philip Fiadino Yes

C. David Rosario Yes C. Anthony Pranzatelli Yes

C. Diana Manahan Yes

ORDINANCE NO. 2017- 06

AN ORDINANCE ESTABLISHING SEWER USER CHARGES FOR
THE BOROUGH OF BOUND BROOK

Summary:

SECTION 1. Section 28-3.4, "Sewer User Charges," of Chapter XXVIII, "Water and Sewer," of the Revised General Ordinances of the Borough of Bound brook is hereby amended and supplemented by deleting the text **[marked in bold and enclosed in brackets]** and inserting the text **underlined and marked in bold**, to read as follows:

28-3.4 Sewer Usage Charges.

- a. Users shall pay a set fee per thousand (1,000) gallons of sewage discharged. User classes and the rate for each user class are established for 2017 as follows:
- b. From 4.65 to:
 1. Residential users: [~~\$4.65~~] \$5.40 per 1,000 gallons
 2. Tax exempt users: [~~\$4.65~~] \$5.40 per 1,000 gallons
 3. Commercial users: [~~\$4.65~~] \$5.40 per 1,000 gallons
 4. Industrial users: [~~\$4.65~~] \$5.40 per 1,000 gallons

5. Significant industrial users: ~~[\$4.65]~~ \$5.40 per 1,000
gallons
6. Integrated Health Services
and its successors: ~~[\$4.65]~~ \$5.40 per 1,000
gallons

Motion to table Ordinance No. 2017-07 moved by C. Rosario; second by C. Gomez

Roll Call:

C. Vinnie Petti Yes C. Abel Gomez Yes C. Philip Fiadino Yes

C. David Rosario Yes C. Anthony Pranzatelli Yes

C. Diana Manahan Yes

ORDINANCE NO. 2017:07

CALENDAR YEAR 2017-ORDINANCE TO EXCEED THE MUNICIPAL
BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP
BANK

Summary: Cap law limits any increase in said budget to 0.5% unless authorized by ordinance to increase it to 3.5% over previous year's final appropriations.

Ordinance on Final Reading and Consideration-Second Reading

Ordinance No. 2017-03

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK BANNING THE SALE
OF DOGS AND CATS FROM PET SHOPS

Motion to open public comment: C. Gomez Second: C. Petti

Public Comment: None

Motion to close public comment: Fiadino Second: Petti

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

Second: Gomez

Roll Call:

C. Vinnie Petti _Yes__ C. Abel Gomez_Yes__ Philip Fiadino_Yes__

C. David Rosario _Yes__ C. Anthony Pranzatelli __Yes

C. Diana Manahan_Yes__

Mayor: Ordinance will be published according to law.

Resolutions for final reading and final consideration:

R2017:32

Approve Introduction of 2017 Municipal Budget

Motion to REMOVE from the agenda moved by C. Pranzatelli;
second by C. Fiadino;

All in favor: Aye

R2017: 33

Authorize Support of Sustainable Jersey Grant Application

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

R2017: 34

Approve the creation of a “Green Team” Advisory Committee

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

R2017: 35

Approve escrow refund to Ferreira Construction Company, Inc.

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

R2017:36

Approve the third party processing service fees for payment of taxes, sewer refuse and other payments by electronic check and credit cards

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

R2017:37

Authorize the Tax Collector to issue a 2016 property tax overpayment for 21 Church Street/Blk7/Lot 25.03; 665 Hanken Rd/Blk53/Lot 8; 410 Talmage Avenue/Blk3/Lot 4

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

R2017:38

Approve an amendment to the Personnel Policies and Procedures Manual- Chapter VII- Vacation Policy

Motion: C. Rosario Second: C. Gomez

Mr. Herrera advised persons with prior government service will have their time applied to our policy and the carry-over of days will be limited.

All in favor: Aye

Unfinished Business

>Tabled Resolution 2017-29 – Mayor Fazen – request for reimbursement - attendance at the U.S.Conference of Mayors

Motion to approve the reimbursement: C. Pranzatelli; Second: C. Fiadino

Discussion: C. Pranzatelli stated even though Mayor Fazen provided a report, he felt this was not an efficient way to spend money.

C. Manahan recommended moving forward that hotel expenses should be included and also pre-approved.

Roll Call:

C. Vinnie Petti Yes C. Abel Gomez Yes C. Philip Fiadino Yes

C. David Rosario No C. Anthony Pranzatelli No

C. Diana Manahan No

Mayor Fazen was called to break a tie vote. He voted Yes.

Attorney Judy Verrone advised generally this is a conflict where you vote to take action providing yourself with a specific benefit. She noted that before we determine whether the resolution has passed, she needs to conduct additional research. She noted that a “tie vote” fails.

C. Pranzatelli advised that C. Fiadino said he was confused as to how he was voting on the resolution. Attorney Verrone stated that until this is announced the council can change a vote.

C. Fiadino advised he would like to change his vote to “No”.

Resolution No. 2017-29 failed.

Mayor Fazen- For discussion:

Borough of Bound Brook Membership Cost

- SCBP (Somerset County Business Partnership) includes SCGOA (Somerset County Governing Officials Association) \$ 425
- NJLM (NJ League of Municipalities) \$ 770
- NJCM (NJ Council of Mayors) \$ 475
- USCM (US Council of Mayors) \$ 1,992
- TOTAL: \$ 3,662

C. Pranzatelli advised the first three membership costs listed are in the budget.

The US Council of Mayors is not in the budget.

C. Fiadino asked Mayor Fazen to advise the council when the NJ Council of Mayors meetings are held.

New Business- None

Approval of Vouchers

R2017: 39

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

Open meeting to the public for comments – None

R2017: 40

Authorize executive session for (Contract Negotiations)

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

Adjournment @ 9:00 p.m.

Motion: C. Rosario Second: C. Petti All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk