

**BOROUGH OF BOUND BROOK
REGULAR MEETING MINUTES
NOVEMBER 28, 2017**

Councilman Petti called the meeting to order at 7:00 PM with a reading of the Open Public Meetings Law Statement followed by the Pledge of Allegiance and an Opening Prayer.

Donna Marie Godleski, Borough Clerk administered the Oath of Office to Glen Rossi as Councilperson who was duly elected to fill an unexpired term.

Roll Call

Mayor Robert Fazen	absent
C. Vinnie Petti	present
C. Abel Gomez	present
C. Philip Fiadino	absent-arrived at 7:25 p.m.
C. President Anthony Pranzatelli	absent-arrived at 8:00 p.m.
C. Robert Dixon	present
C. Glen Rossi	present

Also Present:

Borough Clerk – Donna Marie Godleski
Borough Attorney- Judy Verrone, Esq.
Redevelopment Attorney-Frank Regan, Esq.
Police Chief Vito Bet

C. Petti offered R2017:184

Authorize Executive Session for Contract Negotiations
Motion: Gomez Second: Dixon All in favor: Aye

Meeting adjourned to executive session at 7:15 p.m.
Regular meeting opened at 7:40 p.m.

Approval of Minutes: November 14, 2017 Agenda Meeting

Motion: Gomez Second: Fiadino All in favor: Aye
Abstain: Gomez; Rossi

Presentation of communications, petitions, etc. –
None

Greetings for comments and invitation for discussion

None

Committee reports

Finance: C. Glen Rossi

C. Gomez reported finances are closing up the year. All departments will submit their budgets by the due date of December 8th to the Administrator. There is a small surplus which will be applied to capital next year. The financial advisor reported he is cleaning up areas with regards to the transition of the Chief Financial Officer. We are looking to introduce the budget early in the year.

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

Council gave the monthly activity report which will be posted to the website. Holiday lights are up on Main Street.

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

Council gave the monthly activity report for police and fire.

Personnel, Administration & Ordinances- C. Philip Fiadino

Council reported he will be finishing up the handbook by January 1st.

Economic Development- C. Anthony Pranzatelli

Council Gomez reported on the pilot programs. The former Ooh LaLa property is going to have sixty (60) units with a retail portion. Working with Deutsch on the Old Brass Rail property which is at the planning board within the next thirty (30) days. Council Pranzatelli finished his report stating that the council will be voting on the pilot for Lou Reynolds this evening. The Bound Brook Hotel financials are in. The agreement was executed and waiting for closing date. Three (3) Redevelopment designations are on the agenda for extensions. The New Jersey Transit property is accepting what Capodaglia is requesting. There will be a meeting within the next two to three weeks. Still waiting on the DEP approval for Billian Park.

11-28-17 minutes

Zoning, Construction & Code Enforcement- C. Abel Gomez

Council gave the monthly activity report for October.

Fees collected 6,150.00.

Inspections and other fees were reported.

Introduction of ordinances -First Reading –

Ordinance No. 2017:34

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 WEST MAIN STREET URBAN RENEWAL, LLC FOR PROPERTIES LOCATED ON BLOCK 7, LOT 28 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BOUND BROOK AND LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA

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

December 12, 2017

Second: Fiadino

Discussion: Mr. Frank Regan Redevelopment Attorney gave a brief summary. The financial agreement shall be for a fifteen (15) year term with annual service charge starting at 10% of annual gross revenues from the project for the first ten (10) years and shall increase to twelve percent (12%) for remaining five (5) years of the term all in accordance with Long Term Tax Exemption Law. The property currently generates \$48,764.00 in real estate tax revenue. The projected annual service charge will generate revenue at full build out of approximately \$157,000.00.

Roll Call:

C. Vinnie Petti _yes __C. Abel Gomez_ yes ___C. Philip Fiadino_ yes ___

11-28-17 minutes

C. Anthony Pranzatelli __yes____ C. Robert Dixon __yes__

C. Glen Rossi __yes__

Ordinance No. 2017-35

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVII, PROPERTY MAINTENANCE, OF THE GENERAL REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK TO REMOVE ANY CONFUSION REGARDING THE ISSUANCE OF A NOTICE OF VIOLATION

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

December 12, 2017

Second: C. Dixon

Discussion: Mr. Joe Costa gave a brief summary. The Director or inspector may file a summons and/or complaint in the court whether or not a notice of violation or order shall have been served.

Roll Call:

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

C. Anthony Pranzatelli __Y__ C. Robert Dixon __Y__

C. Glen Rossi __Y__

Ordinance on Final Reading and Consideration-Second Reading –None

Resolutions for final reading and final consideration:

R2017: 185

Authorize Tax Collector to issue refunds for 4th quarter added assessment

On :

529 Church Street- \$277.14

25 West High Street- \$92.10

566 Thompson Avenue \$433.20

11-28-17 minutes

225 Piedmont Drive- \$82.72

409 William Street- \$89.54

Motion: Gomez Second: Dixon All in favor: Aye

R2017: 186

Authorize Tax Collector to issue refunds for overpayment of 2017 property taxes on –

120 Piedmont Drive- \$ 607.16

10 Romney Road- \$72.52 & 901.24

Motion: Gomez Second: Dixon All in favor: Aye

R2017:187

Authorize Tax Collector to issue refund for overpayment of 2017 4th Qtr taxes on –

309 West Maple Avenue - \$2,105.90

626 Crescent Drive - \$1,069.96

Motion: Gomez Second: Fiadino All in favor: Aye

R2017:188

Authorize Tax Collector to issue a refund for property tax overpayment of 2017 4th quarter refuse and sewer for 532 Helfin Street in the amount of \$273.81

Motion: Dixon Second: Gomez All in favor: Aye

R2017:189

Authorize Tax Collector to issue a refund for property tax overpayment of 2018 1st quarter taxes for 348 Grove Avenue in the amount of \$1,391.48

Motion: Gomez Second: Dixon All in favor: Aye

R2017:190

Authorize Tax Collector to issue an overpayment of 2018 refuse and sewer on 369 Cherry Avenue in the amount of \$255.00

Motion: Dixon Second: Gomez All in favor: Aye

R2017:191

Approve the cancellation of 2017 4th Qtr property taxes for totally disabled veteran exemption on 10 Romney Road in the amount of \$973.76 and 1st Qtr 2018 in the amount of \$924.38 and 2nd Qtr in the amount of \$924.38

Motion: Gomez Second: Petti All in favor: Aye

11-28-17 minutes

R2017:192- TABLE –Per recommendation of the Administrator

Authorize Tax Collector to issue a refund for tax interest in the amount of \$16.68 to 554 Winsor Street Bl 86 Lot 27

Motion: Gomez Second: Dixon All in favor: Aye

R2017:193

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF IRONBOUND 600 UNION HOLDINGS, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 13.02, LOT 49, ALSO KNOWN AS 600 EAST UNION AVENUE, LOCATED IN A REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL PROJECT

Motion: Dixon Second: Gomez

Discussion: C. Fiadino asked if the project was for senior housing.

Council Pranzatelli noted that is what the redeveloper wanted to have but there was no guarantee. The large issue with the lot is that it is in the floodway and requires DEP approval.

Council Fiadino recommended to the governing body that we look for senior housing. His personal feeling is that all of the redevelopment coming into town should by law designate a certain percentage of those apartments moderate to low income.

Council Gomez advised that Bound Brook has zero COAH obligations.

Council Pranzatelli stated to C. Fiadiano that the time to talk about obligating a certain percentage for the West Main Street Urban Renewal would have been before we approved it.

All in favor: Aye

R2017:194

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF BOUND BROOK LAND DEVELOPMENT, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 5, LOTS 12 THROUGH 18, 22 & 24 THROUGH 26 BOUNDED BY TALMAGE AVENUE, COLUMBUS PLACE AND WEST MAIN STREET, LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL PROJECT

Motion: Gomez Second: Dixon All in favor: Aye

R2017:195

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF BOUND BROOK INDUSTRIAL PARK, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOT 69, SOUTH MAIN STREET, LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR A SELF STORAGE PROJECT

Motion: Fiadino Second: Gomez All in favor: Aye

11-28-17 minutes

R2017:196

Approve budget transfers

Motion: Petti Second: Fiadino All in favor: Aye

R2017:197

Approve final application to NJDEP Green Acres- Schindelar

Motion: Gomez Second: Petti All in favor: Aye

R2017:198

Authorize treatment works approval application for West Main Street Urban Renewal LLC

Motion: Gomez Second: Dixon All in favor: Aye

R2017:199

Approve Change Order No. 1- Jads Construction Company-2017 Road Improvement Program

Motion: Gomez Second: Rossi All in favor: Aye

Unfinished Business

Confirmation: One (1) council meeting will be held in December- Regularly scheduled Agenda Meeting December 12, 2017

The December 26, 2017 is cancelled.

Motion moved by C. Gomez; second by C. Dixon, All in favor: Aye

Summary or Synopsis of Report of Audit – Council President Pranzatelli advised that a copy of the audit has been placed in their mailboxes.

A resolution will be on for the next meeting to approve the review of the audit.

New Business

C. Fiadino- Initiatives-

Council advised he will address at the December 12, 2017 meeting.

C. Fiadino reported there is a large homeless problem in town.

There are shelters within the county but they do not want to go there.

They say our police department is very kind and they appreciate that.

11-28-17 minutes

The Presbyterian Church has opened their doors for a whole week where they can come in to sleep, shower and eat. He will be writing letters to all the churches asking them if they would also consider doing this.

Special Event Permit Application

Bound Brook Rescue Squad- Coin Toss –December 23, 2017

Rain Date: December 30, 2017

Time: 8 a.m. to 2 p.m.

Location: Vosseller Avenue North & South of Union Avenue; Main Street & Hamilton; Mountain Avenue North & South of Union Avenue

Motion: Gomez Second: Fiadino All in favor: Aye

Approval of Vouchers

R2017: 200

Motion:Fiadino Second: Gomez All in favor: Aye

Open meeting to the public for comments

Brad Higginbottom- 528 Carleton Street

He asked the council for clarification on the dog ordinance as to how many dogs you can have and how many you are allowed to keep outside.

Mr. Costa, Code Enforcement officer will research and advise the resident.

Authorize Executive Session –None

Adjournment @ 8:35 p.m.

Motion moved by C. Gomez; second by C. Dixon, All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk