

**BOROUGH OF BOUND BROOK
MAY 24, 2016 REGULAR MEETING MINUTES –**

Mayor 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. Beverly Pranzatelli	present
C. President Abel Gomez	present
C. Philip Fiadino	present
C. David Rosario	present
C. John Buckley	present

Also Present:

Hector Herrera-Borough Administrator
Borough Clerk – Donna Marie Godleski
Borough Attorney- Judy Verrone, Esq.
Police Chief Michael Jannone
Planning Board Planner- Carlos Rodrigues

Approval of Minutes: May 10, 2016 Agenda Meeting
Executive Session Minutes for content only
Motion: C. Pranzatelli; second C. Fiadino; all in favor-aye

Presentation of communications, petitions, etc. –

>Jonathan Cloud-Executive Director-New Jersey PACE
Victoria Zelin, Director of Development –
Mr. Cloud advised PACE is energy conservation. They are looking at a pilot program with 1 or 2 towns with the initiative to engage urban farming, asset mapping, outreach and education; co-housing.
There are presently 150 eco-villages in the United States.

>Carlos Rodrigues –Redevelopment Plan for Sub-Area 1.5
(600 East Union Avenue Property)

Mr. Rodrigues, borough planner gave a brief summary of the plan he prepared for the referenced property.

He advised some comments from the planning board were technical.

One of the objectives of the plan is to create a visually striking eastern gateway into the borough and Union Avenue corridor.

The permitted uses, building types, bulk standards, parking, signage, design standards are in the plan.

Mr. Regan redevelopment attorney advised the council can make changes noting that the comments from the planning board are only recommendations.

The governing body can adopt at a meeting with recommended changes.

Mr. Rodrigues advised the next process is to solicit a redeveloper for this area.

Open to Public: Greetings for comments and invitation for discussion

No comment

Committee reports

Finance: C. Vinnie Petti -

Public Works, Bldgs., Grounds & Utilities-C. John Buckley

Council gave a general overview of the monthly activity report which included street sweeping and potholes.

Public Safety (Police & Fire)- C. David Rosario

Council commended the police department on the recent raid which resulted in 12 arrests. He read the monthly activity report into the record of minutes.

Personnel, Administration & Ordinances- C. Philip Fiadino

Council advised committee met and discussed the privatization of crossing guards and the hire of special officers through a grant.

Economic Development- C. Beverly Pranzatelli

Council advised on the agenda is the second reading for Meridia II financial agreement and a resolution to extend the designation redeveloper for the Bound Brook Hotel property.

Zoning, Construction & Code Enforcement- C. Abel Gomez

Council read the April activity report.

The department has advertised for a part-time inspector.

The Architectural Review Board has received 20 applications to date.

Mayor Fazen commended Construction Official Jim Ayotte moving forward the Queens Gate Second Phase. As of June 15, 2016 tenants will be moving in.

Introduction of ordinances -

ORDINANCE NO. 2016: 16

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-ET SEQ.

Motion: Buckley Second: Gomez

Discussion: Refer to Planning Board for review and comment

Roll Call:

C. Vinnie Petti _Abstain C. Beverly Pranzatelli_Y__

C. Abel Gomez_Y__C. Philip Fiadino_Y__

C. David Rosario_Y__ C. John Buckley _Y__

ORDINANCE NO. 2016:17

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-1ET SEQ.

Motion: Gomez Second:Fiadino

Discussion: Refer to Planning Board for review and comment

May 24, 2016 Agenda

Roll Call:

C. Vinnie Petti _Abstain_ C. Beverly Pranzatelli __Y_
C. Abel Gomez Y__ C. Philip Fiadino __Y__
C. David Rosario _Y__ C. John Buckley _Y__

Ordinance on Final Reading and Consideration: -

ORDINANCE NO. 2016:05

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXI,
LAND USE, OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF BOUND BROOK TO AMEND OFF-STREET PARKING IN
RESIDENTIAL AREAS

Motion to open public comment: Rosario

Second: Gomez

Comment: None

Motion to close public comment: Pranzatelli

Second: Gomez

Motion to adopt: Gomez Second: Petti

Roll Call:

C. Vinnie Petti _Y_ C. Beverly Pranzatelli _Y_
C. Abel Gomez _Y_ C. Philip Fiadino _Y_
C. David Rosario _Y_ C. John Buckley __Y__

ORDINANCE -NO. 2016:14

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTION 28-
1.3, "SANITARY SEWER CONNECTION FEES," OF SECTION 28-1,
"SANITARY SEWER SYSTEM," OF CHAPTER XXVIII, "WATER
AND SEWER," OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF BOUND BROOK TO AMEND CERTAIN
CONNECTION FEES.

Motion to open public comment: Fiadino

Second: Petti

Comment: None

Motion to close public comment: Pranzatelli

Second: Fiadino

Motion to adopt: Gomez Second: Rosario

Roll Call:

C. Vinnie Petti _Y__ C. Beverly Pranzatelli_Y__
C. Abel Gomez_Y__ C. Philip Fiadino__Y__
C. David Rosario_Y__ C. John Buckley _Y__

ORDINANCE NO. 2016:15

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 MERIDIA, DOWNTOWN URBAN RENEWAL, BOUND BROOK, LLC FOR PROPERTY LOCATED ON LOTS 42 AND 43 IN BLOCK 1 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: Rosario

Second: Fiadino

Comment: None

Motion to close public comment: Fiadino

Second: Gomez

Motion to adopt: Rosario Second: Petti

Roll Call:

C. Vinnie Petti _Y__ C. Beverly Pranzatelli_Y__
C. Abel Gomez_Y__ C. Philip Fiadino__Y__
C. David Rosario__Y__ C. John Buckley __Y__

Resolutions for final reading and final consideration:

R2016:87

RESOLUTION EXTENDING THE CONDITIONAL DESIGNATION OF A JOINT VENTURE OF MERCCREM, LLC (MITCHELL E. RYAN) AND JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 13.03, LOTS 1 & 12.01 AND TAX BLOCK 13, LOT 10.01, (BOUND BROOK HOTEL) ALL LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF MIXED USE DEVELOPMENT

Motion: Pranzatelli

Second: Fiadino

All in favor: Aye

R2016: 88

Approve an amendment to the agreement for the business administrator

Motion: Gomez Second: Fiadino All in favor: Aye

Unfinished Business

>(14) Bids Received-May 12-2016- Masonry Repairs-Bound Brook Library
(3) low bids- in Attorney Review

Mayor announced bids are in attorney review.

>Qualifications (4) received-for the Redesign of Van Horne Plaza/Hamilton Street – Borough Planner Carlos Rodrigues advised the council of the process moving forward. A sub-committee comprising of the architect, engineer and council should review the proposals.

Mr. Rodrigues will send the criteria out to the governing body.

C. Gomez will call a meeting.

New Business

>Tea Street/Talmadge Avenue Pocket Park-Two (2) Bocci Courts
Rotary Club Donation-Plaque Dedication

C. Gomez announced the rotary club donated \$1,500 toward the bocci courts. This property is unused which the borough owns and the county maintains.

A placque will be dedicated to the rotary club.

>Introduce an ordinance –abandoned properties-foreclosure

APRA

C. Gomez advised he took a course offered through the New Jersey League of Municipalities where towns can adopt an ordinance creating an abandoned property list for the rehabilitation of abandoned properties in accordance with the statute and rehabilitation act.

This is a helpful tool for the code official.

The borough attorney will prepare an ordinance for first reading at the next council meeting scheduled for June 14.

Councilwoman Beverly Pranzatelli announced that she would be resigning from the council effective June 14, 2016.

She stated that it has been an honor to serve the community for 2- ½ years

And it was a pleasure working with the borough employees.
There are exciting things to come for Bound Brook. As a resident, she intends to come to the council meetings.

C. Fiadino stated he was sorry to see her leave at this time.

Special Event Permit Application

Applicant: Ray Mikell-Bound Brook Special Improvement District

Event: Hot Rods & Harley's-Classic Cars and Motorcycles

Date: June 11, 2016

Time: 11 a.m. – 6 p.m.

Location: Main Street from Hamilton Street to Church Street

Motion to approve contingent upon approvals from borough departments

Moved by C. Buckley Second: Rosario All in favor: Aye

C. Fiadino asked when the Farmers Market would open this year.

Council advised that it will begin in July and run through September. \\

Approval of Vouchers

R2016: 89

Motion: Pranzatelli Second: Petti

All in favor: Aye

Open meeting to the public for comments

None

R2016: 90 – no session

Authorize executive session

Adjournment @ 9 p.m.

Motion moved by C. Petti; second by C. Fiadino

All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk

