

**BOROUGH OF BOUND BROOK
REGULAR MEETING - MINUTES
TUESDAY-SEPTEMBER 27, 2016 @ 7:30 PM**

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. President Abel Gomez	absent
C. Philip Fiadino	present
C. David Rosario	absent
C. John Buckley	absent
C. Anthony Pranzatelli	present

Also Present:

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

Approval of Minutes: September 13, 2016

Motion: Fiadino Second: Petti All in favor: Aye

Presentation of communications, petitions, etc.

<Liquor License Hearing> Cheers Bar & Grill-Hamilton Street

License No. 1804-32-011-009

Judy Verrone, borough attorney read the Notice of Charges into the record.

The charge was serving alcohol to underage person.

Present: Elmer Lopez Cheers Liquor Licensee

Jason Michael Ross, Esq. –Representing Cheers

Mr. Ross advised he met with Mr. Bruder, borough prosecutor and worked out a settlement agreement.

The settlement is a thirty (30) day suspension to be served on Tuesdays starting October 4th.

Police Chief Jannone advised that this was a satisfactory agreement.
Motion to accept agreement moved by C. Pranzatelli; second by C. Fiadino
All in favor: Aye
The borough attorney advised there will be a resolution prepared for the next council meeting to memorialize the settlement.

Greetings for comments and invitation for discussion

No public comment.

Committee reports

Finance: C. Vinnie Petti

Council reported committee beginning to work on the 2016/2017 budget

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

Foreman Vinnie Orofino advised that the street sweeper will be going out one last time.

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

Personnel, Administration & Ordinances- C. Philip Fiadino

Council advised nothing new to report.

Economic Development- C. Anthony Pranzatelli

Council reported on the agenda are two resolutions extending the conditional designation for Merccrem (Bound Brook Hotel) and Bound Brook Land Development (Talmage Avenue)and a fifth amendment to redevelopment agreement with Meridia/ East Main Street for the construction of replacement parking at Billian Park.

We are still awaiting a response from Merccrem on the counter offer of properties around the site.

Mr. Regan is drafting the redevelopment plan; will discuss a pilot.

Mr. Regan, Esq. advised he received the escrow of \$10,000 from the redeveloper today.

Bound Brook Land Development (Talmage Commons) waiting on a signed (first) escrow agreement.

Redeveloper Lou Reynolds-Reynolds Asset Management is working on his design for 7-15 West Main Street.

Council reported there are landscape students from Delaware Valley University that will be working on projects with Carlos Rodrigues-planning board planner for the Stone Bridge; Billian Park; Boat Launch.

Zoning, Construction & Code Enforcement- C. Abel Gomez -absent

Introduction of ordinances - None

Ordinance on Final Reading and Consideration: - None

Resolutions for final reading and final consideration:

R2016: 140

Authorize the Tax Collector to issue a refund on overpayment of prior year property taxes- 12-14 West Second Street- Block 31-Lot 20

Motion: Petti Second: Fiadino All in favor: Aye

R2016:141

Authorize the finance officer to issue a reimbursement for swimming lessons

Motion: Petti Second: Fiadino All in favor: Aye

R2016:142

Approve grant agreement between the Borough of Bound Brook and the State of New Jersey to fund the purchase and installation of four (4)

Charging stations to be installed at the train station

Motion: Fiadino Second: Pranzatelli All in favor: Aye

R2016:143

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, ALL LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF MIXED USE DEVELOPMENT

Motion: Pranzatelli Second: Fiadino

Discussion: C. Pranzatelli advised this area of redevelopment is the Bound Brook Hotel-East Main Street. He recommended the conditional extension be amended to (60) days from (120) days. Mr. Regan advised that he is waiting for their response on the appraisals. They have posted their escrow.

Motion to amend moved by Pranzatelli; second by Fiadino

All in favor: Aye

R2016:144

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, COLUMBIA PLACE AND WEST MAIN STREET, LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL PROJECT

Motion: Pranzatelli Second: Fiadino

Discussion: Mr. Regan advised that we are waiting for the redeveloper to sign the first escrow agreement. He will reach out to their attorney. The redeveloper bought the property.

C. Pranzatelli recommended amending the designation to (60) days from (120) days.

Motion to amend moved by Pranzatelli; second by Fiadino

All in favor: Aye

R2016:145

RESOLUTION APPROVING A FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MERIDIA MAIN STATION URBAN RENEWAL, BOUND BROOK, LLC FOR PROPERTY LOCATED ON EAST MAIN STREET, ALSO KNOWN AS TAX BLOCK 2, LOT 1.02 LOCATED IN REDEVELOPMENT AREA #1

Motion: Fiadino Second: Pranzatelli

Discussion: Council advised this amends certain terms and conditions agreed to in the fourth amendment and license agreement. Redeveloper agreed to design and construct replacement parking in another area of Billian Park.

Meridia is responsible to pay all costs associated including the cost of borough engineer. Meridia agrees to increase annual payment to the borough for the use of existing Billian Park parking lot. Meridia also agrees to provide funding for the hiring of an arts coordinator for planning events at Billian Park.

All in favor: Aye

R2016:146

RESOLUTION AWARDING A CONTRACT TO T&M ASSOCIATES, THE BOROUGH ENGINEER, FOR ENGINEERING SERVICES ASSOCIATED WITH PERMITS FOR CONSTRUCTION OF THE REPLACEMENT PARKING LOT AT BILLIAN PARK TO BY MERIDIA, MAIN STATION URBAN RENEWAL, BOUND BROOK LLC

Motion: Pranzatelli Second: Fiadino All in favor: Aye

R2016:147- TABLED

Approve the re-name of the park on the corner of Tea Street and Talmadge Avenue which shall be known as “Bound Brook Rotary Park”

Motion: Pranzatelli Second: Fiadino

Discussion: Mayor Fazen recommended resolution be tabled. The borough does not own the property. The owner is the Army Corps of Engineers and should be transferred to the DEP. Then we can consider.

Motion to table moved by Fiadino; second by Pranzatelli

All in favor: Aye C. Petti- Abstain

Unfinished Business

>Review of the Bid Documents received for the Solid Waste Collection and Disposal bid opening held on September 8, 2016 –Prior contract expires September 30, 2016

The borough attorney advised that one (1) bid was received from Peter Rubinetti –Private Disposal

There were four (4) options in the bid specifications.

Council opened discussion on the options and agreed to Option 2.2-

To provide July 4th collection curbside and municipal litter baskets, one weekday plus Saturday pickup of municipal litter baskets.

Motion moved by Fiadino; Second by Petti; All in favor: Aye

New Business

Approval of Vouchers

R2016: 148

Motion: Petti Second: Fiadino All in favor: Aye

Abstain: Pranzatelli

Open meeting to the public for comments –

No public comment

R2016: 149 – NO SESSION

Authorize executive session for (_____)

Adjournment @ 8:30 p.m.

Motion moved by Petti, second by Pranzatelli

All in favor: Aye

Respectfully submitted by

Donna Marie Godleski
Borough Clerk

09-27-16