

**BOROUGH OF BOUND BROOK -
AGENDA MEETING MINUTES – TUESDAY MARCH 10, 2015**

Mayor Robert Fazen called the meeting to order at 7:30 PM.

A reading of the Open Public Meetings Law Statement followed by the Pledge of Allegiance and Prayer given by Councilman Fiadino.

ROLL CALL

Mayor Robert Fazen	present
Councilman Vinnie Petti	present
Councilwoman Beverly Pranzatelli	present
Councilman Peter Lazzaro	present
Councilman Abel Gomez	present
Councilman Philip Fiadino	absent-arrived at 7:35 p.m.
Councilman Anthony Pranzatelli	present

Absent: Samson Steinman, Administrator

Present:

Donna Marie Godleski, Borough Clerk

Borough Attorney-Judy Verrone, Esq. -DeCotiis, Fitzpatrick, Cole, LLP,

Police Chief Michael Jannone –Police Department

Engineer-T&M Associates-Robert Keady and Dale Leubner

Approval of Minutes: Regular Meeting February 24, 2015;
February 24, 2015 Executive Session Minutes

Motion: Councilwoman Pranzatelli Second: Councilman Pranzatelli

All in favor:

Engineers Report – T&M Associates – February 1-28-2015

Mr. Leubner reported on Diversion Pipe #5 has been completed.

CDBG Application due 3/20 and prepared for Talmadge Sewer project.

Application requires that it be discussed at a public meeting.

Mr. Keady reported:

Basin 4 Sanitary Sewer Project –Proposal A resumed work.

Proposal B complete; final restoration work in spring.

2013 Road Improvement Program-punchlist; complete work in spring.

2014 Road Improvement Program-design underway; project to be advertised in Spring.

Councilwoman Pranzatelli asked for a status on the Quiet Zone. Mr. Keady

3/10/15 minutes

Advised that the borough is discussing with Risk Manager on cost impacts. Also, a letter from NJDOT was sent indicating deficiencies to warning signage. Mr. Keady advised that there are two locations that the borough must replace.

Engineers excused at 7:40 p.m.

Presentation of communications, petitions, etc. –None

Greetings for comments and invitation for discussion

Michele DeFazio- 606 Church Street-

She advised a Blood Drive will be held on 4/16 in the High School cafeteria from 2:30-8:30 p.m. - School Student was diagnosed with Lymphoma.

Carol Holub-518 W. Second Street;

She advised that the Sons of Italy building needs to be cleaned up.

C. Gomez stated that are being fined every week and code enforcement will continue to fine. We can send out a hauling company to clean up and they will charge the town and we then place a lien on the property.

She asked for an update on the apartments at Meridia and Queens Gate.

C. Gomez reported 92 as of last week; 117 units in west building; 92 leases signed and 80 occupancies at Meridia. One child is attending our school.

At Queens Gate 48 units in first building; 35 are occupied. One school age child attending school outside the borough.

C. Pranzatelli stated that the SID meetings are held at Meridia in their conference room which is very close to the train tracks. The noise from the trains going by is very quiet.

Joe Gullia-609 Betsy Ross Place

He announced the carnival this year will be held on May 7, 8, 9 and 10th. He will be submitting a special event permit application for approval as a borough sponsored event.

He advised that he bought a house on west side of Betsy Ross Court. There is a gas box located close to his house. This area ends up with a lot of water up by Shady Lane running down the west side of street. There ends up with a lot of ice in front of his driveway. He has a special needs child who is afraid to walk across this ice to get the bus in the morning.

Mayor Fazen advised that it will be looked into.

Advertised hearings or special presentations –None

Opening of bids - None

Introduction of ordinances - First Reading

ORDINANCE NO. 2015:11

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II ADMINISTRATION, SECTION 2-21, POLICE DEPARTMENT, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, TO REMOVE THE RANK OF DEPUTY CHIEF AND ADD THE RANK OF CAPTAIN, AND TO AMEND HEARING PROCEDURES

Motion: C. Petti Second: C. Fiadino

Roll Call

C. Vinnie Petti_Y__C. Beverly Pranzatelli_Y__

C. Peter Lazzaro_Y__C. Abel Gomez_Y__C. Philip Fiadino_Y__

C. Anthony Pranzatelli_Y__

Ordinance on Final Reading and Consideration: -

ORDINANCE NO. 2015:05-

AN ORDINANCE AUTHORIZING AS A GENERAL IMPROVEMENT THE PURCHASE AND ACQUISITION OF COMPUTER EQUIPMENT FOR THE BOROUGH OF BOUND BROOK AND APPROPRIATING \$18,500.00 THEREFOR FROM THE “CAPITAL FUND BALANCE: OF SAID BOROUGH

Summary: The acquisition of computer equipment.

Motion to open public comment : Councilman Pranzatelli

Second: C. Gomez

Public Comment: None

Motion to close public comment: C. Fiadino; Second: C. Gomez

Motion to adopt: Councilwoman Pranzatelli; Second: C. Fiadino

Roll Call:

C. Vinnie Petti_Y__C. Beverly Pranzatelli_Y__

C. Peter Lazzaro_Y__C. Abel Gomez_Y__C. Philip Fiadino_Y__

C. Anthony Pranzatelli_Y__

ORDINANCE NO. 2015:06

ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, SOMERSET COUNTY, NEW JERSEY AUTHORIZING THE ACQUISITION BY NEGOTIATED PURCHASE OF PROPERTY IDENTIFIED ON THE TAX MAP OF THE BOROUGH OF BOUND BROOK AS BLOCK 13.02, LOT 49 LOCATED AT 600 EAST UNION AVENUE FOR A PUBLIC PURPOSE

Summary: The Borough and the Property owner have negotiated and agreed to the sale of the property to the borough for \$63,000 to be paid at closing on the conveyance of the property after due diligence.

Motion to open public comment : C. Fiadino ; Second: Councilwoman Pranzatelli

Public Comment:

Michele DeFazio-606 Church Street- She was failing to see that the town had a property we did not want for free; now we are paying \$63,000. She asked what assurance do we have that the interested developer will turn around and say they do not want the property. She asked if there was a contract in place.

Mayor Fazen advised that the first phase is to sign a contract and conduct the due diligence on the property. Follow is an intense investigation to determine if it is worth the town spending the money. Before closing and our giving over to new owner we would have a contract in place.

Councilwoman Pranzatelli advised that the town never gave up their liability. The landfill is our on this property.

Mr. Regan advised in researching records that it is part of borough landfill. Based on deed restriction filed it does indicate that it is a closed landfill. DEP did approve permits for the Bank of America to demolish the building. The town is continuing to conduct due diligence on this property.

This ordinance is for purpose of acquiring the property and what the borough decides to do will be determined later. Assuming satisfied due diligence the town would acquire then convey property to the developer. The fact is this property was owned by the town and operated as a landfill; the town has liability whether owned or not.

Fred Holub- 518 W. Second Street

He advised that 1-2 years ago there were concerns with Billian Park planting trees where there was ground contamination. He asked if this would apply

to the property on Union Avenue. Mayor Fazen stated that permits would be applied for and approved by the NJDEP.

John Buckley-232 West Main Street

He went back on the history of Bound Brook noting that in 2008 the town received criticism for knocking the Bolmer Building down. The Meridia is now developed there and the town is receiving tax revenue.

In looking at this East Union Avenue property, the town will be investing in itself.

Mayor Fazen stated that even if this senior housing project does not go through, whatever we do with this property will benefit the town.

Edward Menapace- 532 Central Avenue

He asked how much tax revenue are we looking at from this property.

Mayor Fazen advised that we do not know at this point.

Mr. Menapace advised that he was interested in the property. He would like to bring in a distribution center and retail store. He advised that he has reached out to the Realtor who is not talking to him stating that the town is in negotiations.

Mayor Fazen stated if we do come owners of the property you can speak with us.

Mr. Menapace stated that he would love to bring business to the town.

Motion to close public comment: C. Fiadino

Second: Councilman Pranzatelli All in favor: Ayes

Motion to adopt: Councilman Pranzatelli Second: C. Fiadino

Roll Call:

C. Vinnie Petti __Y__ C. Beverly Pranzatelli __Y__

C. Peter Lazzaro __Y__ C. Abel Gomez __Y__ C. Philip Fiadino __Y__

C. Anthony Pranzatelli __Y__

ORDINANCE NO. 2015:07

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XV, HOUSING, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, TO AMEND PENALTIES

Summary: Penalties for failure to register as a landlord or tenant and for allowing occupancy of a rental unit without a valid rental permit.

Motion to open public comment: Councilman Pranzatelli Second: C. Gomez

Public Comment: None

3/10/15 minutes

Motion to close public comment: Councilman Pranzatelli,

Second: C. Gomez

Motion to adopt: Councilman Pranzatelli Second: C. Gomez

C. Gomez advised that this ordinance would address overcrowding and unsafe conditions.

C. Fiadino advised that this ordinance will help us with blighted properties in town such as the Sons of Italy and the Old Bank Building downtown.

Roll Call:

C. Vinnie Petti Y C. Beverly Pranzatelli Y

C. Peter Lazzaro Y C. Abel Gomez Y C. Philip Fiadino Y

C. Anthony Pranzatelli Y

ORDINANCE NO. B2015:08

BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE BOUND BROOK TRAIN STATION IN AND BY THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, APPROPRIATING \$650,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$450,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF.

Purpose: Various improvements within "Redevelopment Area 1 (Downtown Redevelopment Area)" (the "Redevelopment Area"), including but not limited to, improvements to the Bound Brook Train Station, and further including all work and materials necessary therefore and incidental thereto, all pursuant to and in accordance with a redevelopment plan for the Redevelopment Area.

Motion to open public comment: C. Gomez;

Second: Councilman Pranzatelli

Public Comment: None

Motion to close public comment: Councilman Pranzatelli

Second: C. Fiadino

Motion to adopt: Councilman Pranzatelli; Second: C. Petti

Roll Call:

C. Vinnie Petti Y C. Beverly Pranzatelli Y

C. Peter Lazzaro Y C. Abel Gomez Y C. Philip Fiadino Y

C. Anthony Pranzatelli Y

Public Comment:

Michele DeFazio- 603 Church St.

She asked at what point in the vacancy is this required.

C. Gomez advised that this would not address an active sale where your home is vacant and it is up for sale.

These are homes that cannot be abandoned where there would be no upkeep, trash would accumulate and windows boarded up.

C. Gomez noted that homes go into foreclosure and the banks hold the properties. This is a very good incentive for the banks to move quickly on these properties.

John Buckley 230 West Main Street

He asked if the fees would continue after the third year.

Attorney advised that they would.

Motion to close public comment: Councilman Pranzatelli

Second: C. Gomez

Motion to adopt: Councilman Pranzatelli

Second: C. Fiadino

Roll Call:

C. Vinnie Petti __Y__ C. Beverly Pranzatelli __Y__

C. Peter Lazzaro __Y__ C. Abel Gomez __Y__ C. Philip Fiadino __Y__

C. Anthony Pranzatelli __Y__

Introduction/Discussion of Resolutions: None

Unfinished Business

Adopt Revisions to the August 2013 Personnel Policy

Motion: C. Fiadino Second: Councilman Pranzatelli

All in favor to move resolution: Aye

For Discussion:

New Jersey Transit Request for Proposal (Draft)

Mayor Fazen announced the council voted to provide the draft to NJT without comment.

We received comments from the borough engineer.

Councilwoman Pranzatelli reviewed all comments and spoke with the engineer. We decided this would slow down the process and might eliminate developers by putting in extra specifications.

Mr. Regan also spoke with NJT and they stated that it would limit developers. These are all very good suggestions which we will deal with along the way but will not be included in the RFP.

NJ Transit is ready to send out the RFP onto final review.

New Business

C. Gomez- International Maintenance Property Code

Council proposed an Amendment to the Ordinance to adopt the most current version of the IMPC. Currently the borough code states 2000.

Attorney will prepare an amendment for the next council meeting.

Approve Special Event Permit

1) Bound Brook Special Improvement District –Event sponsored by the (SID)

Event: Hot Rods & Harley's- Classic Cars & Motorcycle Event

Date: Saturday, June 13, 2015

Rain date: June 20, 2015

Time: 11 a.m. to 6:00 p.m.

Motion: Councilwoman Pranzatelli Second: Councilman Gomez

All in favor: Ayes; Abstain: Councilman Pranzatelli

2) Café Imperial, Inc.-200 Talmage Avenue

Event: Private Event at the saloon. "Elenro Paraguay Danza & Show NJ"

This is a Paraguayan Organization that is renting the banquet area.

Date: March 22, 2015

Time: 2:00 PM-12:00 AM

Motion: C. Gomez Second: Councilman Pranzatelli

All in favor: Aye

Open to the public for comments

Carol Holub-518 West Second Street

She addressed signs that are being posted on telephone poles up on Union Avenue. C. Gomez advised he would address.

3/10/15 minutes

Fred Holub – 518 West Second Street

He asked if there will be security cameras at the train station. Mayor Fazen advised that there will be.

Resident 262 West High Street-

He asked why the signs are not lit up at the Dunkin Donuts on Main Street. C. Gomez advised that it would be a question for the business owner.

C. Fiadino comments:

He congratulated the code enforcement officer. The town has a different look.

He asked how the town would handle a business that is not complying with their violations. C. Gomez advised that the fines would continue.

A five minute recess was called at 8:30 p.m.

Executive Session: @ 8:35 p.m.

R2015: 46

Authorize executive session for (Contract Negotiations;)

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

Adjournment @ 9:00 p.m.

Motion: C. Gomez Second: Councilwoman Pranzatelli

All in favor: Ayes

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk