

**BOROUGH OF BOUND BROOK  
REGULAR MEETING MINUTES  
TUESDAY-MARCH 24, 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.  
He asked for a moment of silence for the 155 people including 16 German  
students killed in plane crash today.

ROLL CALL

Mayor Robert Fazen	present
Councilman Vinnie Petti	present
Councilwoman Beverly Pranzatelli	present
Councilman Peter Lazzaro	absent
Councilman Abel Gomez	present
Councilman Philip Fiadino	present
Councilman Anthony Pranzatelli	present

Present:

Samson Steinman, Administrator  
Donna Marie Godleski, Borough Clerk  
Borough Attorney-Judy Verrone, Esq. -DeCotiis, Fitzpatrick,  
Cole, LLP,  
Police Chief Michael Jannone –Police Department

Approval of Minutes:

Executive Session Minutes March 10, 2015  
Motion moved by Councilman Pranzatelli; second by C. Gomez;  
All in favor: Aye

Greetings for comments and invitation for discussion

Roseann Short-169 Cherry Avenue

She expressed her concerns about R2015-52. She was not in favor of more  
apartments in Bound Brook.

Carol Holub-518 West Second Street

She advised at the last council meeting she addressed signs on telephone  
poles. There are more signs on poles at the corner of Mountain and Union  
Avenue and near Chitch's on Talmadge Avenue.

Mayor Fazen advised that he would address.

Mark Hasting-530 Central Avenue

He advised that he was checking on the environmental status on the 600 East Union Property and asked if the funding was approved.

Mayor Fazen advised that the funding was approved.

Mayor Fazen advised if property is purchased an agreement would be negotiated and there would be a due diligence period.

C. Fiadino stated at the last council meeting there were two men that were interested in purchasing the property. They live in Bound Brook and they were looking to build a warehouse along with a farmhouse store.

Mayor Fazen stated he advised the interested party that the town does not own the property yet and once we own we would determine.

Mr. Hasting stated that while the borough is negotiating, most other redevelopers will not pursue.

Councilman Pranzatelli advised Mr. Hasting that the two persons that expressed an interest at the last meeting for the property are no longer interested.

Mr. Hasting advised that there was another entity out there interested.

He asked if this property was for affordable senior housing.

Councilwoman Pranzatelli advised that the developer who was interested in developing this property for affordable senior housing is no longer interested.

Mr. Hasting advised that the American Legion was interested.

Councilwoman Pranzatelli advised that the issues regarding the landfill are being investigated.

Attorney Judy Verrone advised that their firm is continuing communications with DEP regarding the status on this property.

There are documents discovered that the landfill was closed and a deed reservation that indicates closed. The DEP is accepting this even though it is not listed on their site as being properly closed. We are seeking more confirmation from DEP.

Mr. Hasting advised that a deed restriction indicates that property is still contaminated and there are restrictions on its use. The borough engineer should be looking at this.

Administrator Mr. Steinman advised that he would call the DEP to get a concrete answer and will also speak with the borough engineer.

Mr. Hasting stated that the borough engineer did not recommend the purchase of this property. He expressed concerns about the town not communicating with the borough engineer.

He did not understand an investigation when there is no redeveloper interested.

Councilwoman Pranzatelli advised that this property is important for the town and we need to find out what the situation is with this property. It may turn out that it may only be used for parkland.

Mr. Hasting inquired about an investigation of property at Vosseller Avenue and Route 28. This area is a cornerstone for the town.

Hal Dietrich 639 Central Avenue

He stated that he served on council six years ago. The town was offered this property and the borough engineer did not recommend. We decided as a council to not move forward.

Joseph Gullia- Fire Chief

He advised that the firemen's annual carnival is on the agenda for approval tonight. He reviewed the firemen's budget to the mayor and councilmembers. The past two years their budget has gone over and to house the fire trucks has gone up. He did look up comps in town noting property on Talmadge Avenue to house fire trucks.

He also spoke with the Police Chief regarding other events that are funded by the town and that it is feasible for the town to sponsor the carnival.

Mr. Gullia stated that the fire department has been supporting the town for 127 years. The past six years we have had issues with the carnival. He stated that it was disheartening when we are asked for money to have the carnival this year.

Mayor Fazen asked what prompted you to give us all of these statements.

Mr. Gullia stated that we were told that we were to provide a \$5,000 retainer to have the carnival this year for any damages to the park. This was a request from Mrs. Billian.

He advised that in the past any damages incurred were paid by the carnival company and the fire department.

Councilman Pranzatelli advised that Mrs. Billian was asking for a \$5,000 retainer which would cost \$650.00. This would keep the Billian family happy and would be a win-win for everyone. Mayor Fazen noted that we continue to communicate with Mrs. Billian regarding their funding towards the park.

Mr. Gullia felt asking for a retainer was negative to the department.

Councilman Pranzatelli suggested the town put up the \$650.00 so Mrs. Billian has her protection. The council thought this was a good suggestion.

Councilwoman Pranzatelli advised that she has been speaking with Mrs. Billian and working on establishing a compromise where we can work together. All she was asking for was some guarantee.

Steve Kazar-Fire Co. No. 1

Mr. Kazar stated that he has served the community for 25 years.

He expressed his concerns about the town spending money that you do not have for something you do not need to do.

He stated that Bob Billian had a view for this park. His brother Doug Billian never wanted carnivals in the park, only a park for walking.

There has always been a problem before us with having a carnival in the park.

Mayor Fazen stated that the carnival is and will be an annual event in the Borough of Bound Brook and we will support it.

Councilman Pranzatelli has come up with a very good solution.

C. Fiadino stated that biblical tradition is about relationships with God, Earth and each other. Our relationship with Mrs. Billian has ruptured and the proper thing to do is to get it back on track. Also, we will be repairing our relationship with the fire company as well. Councilman Pranzatelli's suggestion is a great solution.

John Buckley 232 West Main Street

He stated that the part that has been missed is we have a family that has donated to the borough for many years. We need to balance this out.

Roseann Short-169 Cherry Avenue

She asked who the liaison was for the park.

Councilwoman Pranzatelli advised that she was the liaison and Doreen Todaro is the Recreation Director.

Mark Hasting-529 Central Avenue

He asked about the retention basin at the end of Thompson and Route 22. It looks like it will overflow.

Mayor Fazen advised that it would be looked into.

Committee reports

Finance: C. Peter Lazzaro – absent

Councilwoman Pranzatelli advised that committee will continue to work on the budget and will have a draft ready in April.

Public Works, Bldgs., Grounds & Utilities-C. Anthony Pranzatelli

Council advised the committee is still working out the grievance between the town and public works.

3/24/15 minutes

Mr. Steinman spoke with the representative rep and AFSCME and will continue to meet in order to settle.

The monthly report was read into the record of minutes.

Mayor Fazen complimented the department for taking care of issues within hours when they are addressed.

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

Council read the monthly report into the record of minutes.

Personnel, Administration & Ordinances- C. Philip Fiadino

Council stated the first order of business is to meet with committee, administrator and rep from public works to negotiate their new contract.

Economic Development- C. Beverly Pranzatelli

Council stated the SID is up and running and their budget is being presented to the council tonight for approval.

The SID is to set up two committees, one for maintenance and security and one for marketing and events.

Also, a committee to be set up for the study of the entrances to the town and make recommendations on improvements.

Zoning, Construction & Code Enforcement- C. Abel Gomez

Council read the monthly report into the record of minutes.

Reported on Meridia – 99 apartments rented; 103 leased; 1 child school age  
Queens Gate -80% rented on first unit

Council presented a memo from the Construction Official regarding the hire of a part time inspector. Mayor advised that it would be addressed for the next meeting.

Council advised he is the liaison to the SID and they have applied for non profit status.

Introduction of ordinances - FIRST READING

ORDINANCE NO. 2015: 12-

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVII, PROPERTY MAINTENANCE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK

Motion: C. Fiadino

Second: Councilman Pranzatelli

All in favor: Aye

Summary: Adopt the most current version of the International Property Maintenance Code

Roll Call:

C. Vinnie Petti\_Y\_\_C. Beverly Pranzatelli\_Y\_\_  
C. Peter Lazzaro\_A\_\_C. Abel Gomez\_Y\_\_C. Philip Fiadino\_Y\_  
C. Anthony Pranzatelli\_Y\_\_

Ordinance on Final Reading and Consideration: -

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

All in favor: Aye

Public comment: None

Motion to close public comment: Councilman Pranzatelli

Second: C. Petti All in favor: Aye

Discussion: C. Fiadino thanked the Police Chief for preparing the amendment. This will move the town forward and save the taxpayers money.

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

Roll Call:

C. Vinnie Petti\_Y\_\_C. Beverly Pranzatelli\_Y\_\_  
C. Peter Lazzaro\_A\_\_C. Abel Gomez\_Y\_\_C. Philip Fiadino\_Y\_\_  
C. Anthony Pranzatelli\_Y\_\_

Resolutions for final reading and final consideration:

R2015: 46

Approve emergency appropriation in the 2015 temporary budget

Motion: C. Petti Second: Councilwoman Pranzatelli

All in favor: Aye

R2015: 47

Approve the hire of Megan Kreger as Violations Clerk for the Municipal Court Office effective March 30, 2015

Motion: C. Petti Second: Councilman Pranzatelli

All in favor: Aye

R2015:48

Authorize Tax Collector to issue a refund on tax overpayment-  
811 Mountain Avenue; Block 95; Lot 11

Motion: Councilman Pranzatelli      Second: C. Petti      All in favor: Aye

R2015:49

Approve upgrade to the Avaya Communication System-TABLED

Motion: C. Fiadino      Second: Councilman Pranzatelli

Discussion: Mayor Fazen announced there is consideration of three vendors for the upgrade. Consensus of council agreed to table in order to review.

Motion to table moved by C. Fiadino; second by Councilman Pranzatelli

All in favor: Aye

R2015:50

Award a professional services contract for appraisal consulting services to Sockler Realty Services Group to perform an appraisal of the fee simple interests for a property known as Block 1, Lots 57 & 70, also known as 408 East Main Street, located within Redevelopment Area 1 of the downtown redevelopment area.

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

R2015:51

Award a professional services contract for planning consulting services to Carlos Rodrigues, PP/AICP to prepare a preliminary investigation for a property known as Block 1, Lots 57 & 70, also known as 408 East Main Street, located within Redevelopment Area 1 of the Downtown Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET SEQ.

Motion: Councilman Pranzatelli; Second: C. Fiadino; All in favor: Aye

R2015:52

RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MERIDIA, DOWNTOWN, BOUND BROOK LLC FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 42 & 43 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA

Motion: C. Gomez      Second: C. Fiadino

3/24/15 minutes

Councilman Pranzatelli and Councilwoman Pranzatelli recused from voting on resolution. Their business is within 200 feet of referenced tax block and lots.

All in favor: Ayes

R2015:53

RESOLUTION APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MERIDIA DOWNTOWN HOSPITALITY, LLC FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 57 & 70 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA

Motion: Councilman Pranzatelli; Second: C. Fiadino All in favor: Ayes

Unfinished Business-None

New Business

Accepted resignation for Mario Meola from the Economic Development Advisory Committee

Appointment of Nicole Epps as a member to the EDAC to fill the unexpired term to 12/31/2015

Changes to Council Committee Appointment-  
Remove C. Gomez from the Public Safety Committee  
Appoint C. Fiadino

All new business was recognized for the record of minutes.

For Discussion:

New Jersey Transit Train Station: Stairs are in need of repair - Mayor Fazen announced that there are two options. Removing and replacing and repair them with an epoxy finish. The engineer will provide comments. If a minor repair the town will take care of. If a major repair NJ Transit will take care of.



Bound Brook Memorial Library-Pre-Qualification Process-  
Exterior Work to the Library

Authorize the Clerk to Advertise Hearing to adopt the pre-qualification regulations. Consensus of council agreed.

Adopt the Bound Brook Special Improvement District Estimated Start-Up  
Budget – July 1-2015-June 30-2016

Councilman Pranzatelli is Chairman of the SID; recused himself from the vote.

Motion: C. Gomez                      Second: Councilwoman Pranzatelli

All in favor: Aye

For Approval: Special Event Permit Application

1) Event: Battle of Bound Brook

Date: April 11, 2015

Time: 10 a.m. -1 p.m.

Location: March from South Bound Brook over the Queen's Bridge to Cemetery at Library; March back to round about circle Main Street for the "Battle". Lunch at Mama Rosina's Main Street Plaza.

Motion: C. Fiadino                      Second: Councilwoman Pranzatelli

All in favor: Aye

2) Fire Department- Event: Carnival

Date: May 7, 8, 9, 10-2015

Times: May 7th- 5-10 p.m. ; May 8th & 9-5-11 p.m.; May 10th- 12-6 p.m.

Location: Billian Park

Motion to approve as a borough sponsored event with modification

As recommended by Councilman Pranzatelli (the town would put up the \$5,000 retainer)= \$650.00 for any damages to the park) moved by C.

Fiadino                      Second: C. Petti

Discussion:

C. Gomez advised that this event would be partially sponsored by the borough. The police chief advised that this is in their budget.

3/24/15 minutes

Councilwoman Pranzatelli suggested that the SID help with the Riverfest Event this year and that the Fire Department help out the town with the carnival.

A walkthrough before and after the carnival event will be conducted with councilmembers and administrator.

Chief Gullia advised that the date for May 10<sup>th</sup> is from 3-11 p.m.

All in favor: Ayes

#### Approval of Vouchers

R2015: 54

Motion: Councilwoman Pranzatelli    Second: C. Gomez

All in favor: Ayes

#### Open meeting to the public for comments

##### Dave Lukac- 560 West Maple Avenue

He asked if the resolution for the upgrade to communications can include the phone line and fax line in the OEM Office which is used by the Fire Department.

Mayor Fazen advised that he would have that looked at to include in the upgrade.

R2015: 55- None

Authorize executive session

#### Adjournment

Regular meeting adjourned at 9:00 p.m.

Motion moved by Councilman Pranzatelli; second by C. Petti

All in favor: Ayes

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk