

**BOROUGH OF BOUND BROOK
REGULAR MEETING MINUTES
APRIL 28, 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	present
Councilman Anthony Pranzatelli	present

Also Present:

Donna Marie Godleski, Borough Clerk

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

Redevelopment Attorney Frank Regan, Esq.-DeCotiis, Fitzpatrick, Cole, LLP

Police Chief Michael Jannone –Police Department

Approval of Minutes: April 14, 2015 Agenda Meeting and the
April 14, 2015 Executive Session For Content only:

Motion: C. Gomez Second: C. Lazzaro All in favor: Aye

Presentation of communications, petitions, etc.

Resource Center of Somerset -427 Homestead Rd. Hillsborough
Christine Schaumburg Executive Director-request abatement of 2013 refuse
charges for transitional housing facility in Bound Brook
Motion to approve moved by C. Beverly Pranzatelli; second by C. Anthony
Pranzatelli; All in favor: Aye

Advertised Public Hearing :

Mayor Fazen announced a public hearing is a requirement per the Division of Local Government Services regarding the adoption of pre-qualification regulations for prospective bidders for the historic preservation work at the Bound Brook Memorial Library located at 402 East High Street

Summary: The borough will be seeking formal bid proposals from pre-qualified contractors to carry out historic preservation consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Public Comment: No public comment.

Public Hearing Closed.

Greetings for comments and invitation for discussion

Carol Holub-518 W. Second Street

She complained about seeing so much animal waste at the library cemetery during the Battle of Bound Brook event. There are so many dogs in town and they all should be licensed and cleaned up after.

She asked who is required to maintain the island by Meridia. Council advised that it is the county.

R. Short- 169 Cherry Avenue

She felt there were at least 20% of dogs in town that are not licensed.

The residents walk their dogs without bringing the waste bags.

She asked if the additional cars parked at Billian Park Lot are from Meridia.

Councilman Pranzatelli advised that Meridia has assigned ten spaces and He was not aware of other cars parking there and we are working on the guest vehicles that are being parked there.

Mayor Fazen advised that because of the shortage of parking for Meridia there will be a new lot in the vicinity of the ballpark at Billian Park for additional parking.

C. Lazzaro Chair of the Public Works Committee advised that the public works was also complaining about all the waste in the parks.

Councilman Pranzatelli reported that C. Gomez is working on the canvassing of all dogs and cats required to be licensed in the borough.

4-28-15 minutes

Ms. Short asked if Advance Properties still has a ten year contract on the west side of town. The borough attorney advised that the contract is terminated.

Ms. Short expressed concerns about the parking of vehicles on both sides of Longwood Avenue-Marion Street. It is difficult drive your vehicle through the street. She cannot understand why their vehicles are not parked in the driveways. She has noticed expired plates on certain vehicles.

Mayor Fazen advised that she call borough hall with the information to report it.

Director Schaumberg-Resource Center of Somerset

She announced she was not present when the council voted on the request for abatement. She thanked the governing body for their approval.

Michele DeFazio- 603 Church Street

She brought up the crosswalks in other towns where vehicles have to stop for pedestrians. She has noticed the crosswalks that we have the cars are not stopping for pedestrians. Is there any way we can investigate this where pedestrians can walk safely.

Police Chief Jannone reported that the crosswalks are controlled by traffic control. Route 28 Union Avenue is a state highway and we would require permission to place signs to control the crosswalks. He advised that we have a limited number of "yield to pedestrian" signs.

C. Gomez felt it would be a good idea to invest in some signs to help control the crosswalks.

Committee reports

Finance: C. Anthony Pranzatelli

Council reported that it has been a long two weeks for the finance committee working on the budget. He thanked Councilwoman Pranzatelli, C. Gomez; C. Lazzaro; Auditor Mr. Hodulik and Chief Financial Officer Mr. Bahr. A brief scenario was given as to where we are with the budget at this time.

Three areas were addressed which are on the agenda. We worked on solving the Billian Park parking spaces for Meridia. We will have a new lot constructed at the park by the baseball field. The front lot will be used by Meridia. This will bring \$30,000 revenue to the borough for the first 10 years and \$35,000 for next 10 years.

We are revamping the municipal parking lot. The revenues we are not paying what it should be paying for. We have the renovations to the train station, the removal of snow and a clean-up person for the downtown. We are bringing our fees up to Bridgewater fees. The monthly commuter parking permit fee is currently \$40.00. We are increasing the fee to \$50.00. The daily parking fee is currently \$3.00. We are increasing that fee to \$4.00. We are eliminating the \$40.00 overnight parking fee to \$90.00 for long term parking.

We are renegotiating the Meridia Pilot to a 30 year. We will receive \$800,000 upfront of taxes this year and will help next year's budget. This is a long term plan where revenues are conservatively evaluated and we may have a healthy surplus end of year. The expenditures are realistic and we are seeing the benefits of redevelopment.

Public Works, Bldgs., Grounds & Utilities-C. Peter Lazzaro

Council reported he met with the public works department at the public works facility. The public works contract is in negotiations. The department works very hard and they feel under appreciated by the residents. A date of May 11 has been set to resume contract negotiations with the union representative.

The foreman issued the monthly report for March with itemized details. In April the department starting cutting grass on 29 properties, parks schools and municipal building. They will start with catch basins in May. Yard debris was collected last week. There are concerns about the age of the bucket truck. They are not happy with the Board of Education Shared Services Agreement. The potholes are being filled. On May 4th the regular sweeping route will begin the first full week of each month for the town.

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

The monthly activity report for police was read into the record of minutes.

Personnel, Administration & Ordinances- C. Philip Fiadino

Council will report on two items under "New Business". He advised that the May 11th date set for contract negotiations he cannot attend. He will call the attorney about possibly changing the date so he could attend.

4-28-15 minutes

Economic Development- C. Beverly Pranzatelli

Council reported the downtown manager met with two financial institutes. We are looking for sponsorship for the Hot Rod/Harley Event. Councilman Pranzatelli and C. Gomez reported they have received numerous sponsorships in the amount of \$6,000 and \$3,000 from Wells Fargo Bank. The Farmers Market was transferred to the SID and office space was found on Mountain Avenue. The street sweeping and trash pickup downtown was volunteered by Bonnie Brae and the SID Board Members. For the Hot Rod/Harley Event in May there will be a beer garden set up in the Douglas Diner parking lot and will be contained. There will be live entertainment by "Citizens Ban Radio". The report from Skye Consulting as consultant for the arts district identifies three buildings and one private in the arts district as an art related venue. Those buildings are the Elks, Voorhees and Cheers. Council reached out to the owner of the Talmage Commons and was advised that this summer development will be moving forward.

Zoning, Construction & Code Enforcement- C. Abel Gomez

Council was happy to report the issues downtown are 85% in compliance with sign ordinance and other issues. The store owners, tenants and landlords are to maintain in the front of the building. The building department is looking at a new hire of a part-time building inspector. The department is double from a year ago as far as violations and fees. This is due to the efforts of our code enforcement officer and is commended for.

Introduction of ordinances - First Reading

ORDINANCE NO. 2015:15

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII, TRAFFIC, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, TO AMEND LANGUAGE

Summary: Amend Section 1 CHAPTER VII SECTION 7-40.1

Amend the fee for hang tags in the municipal parking lots

Motion: C. Fiadino Second: C. Gomez

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 2015:16-

AN ORDINANCE ESTABLISHING SEWER USER CHARGES FOR THE BOROUGH OF BOUND BROOK

Summary: Amend sewer user charges and flow measurement

Motion: C. Anthony Pranzatelli Second: C. Beverly Pranzatelli

Keep charges in line with cost to the town. Should be done every year

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. 2015:17

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK AMENDING THE FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF BOUND BROOK AND MERIDIA, MAIN STATION URBAN RENEWAL, BOUND BROOK, LLC AND APPROVING AND AUTHORIZING THE EXECUTION OF A PRE-PAYMENT AGREEMENT

Motion: C. Anthony Pranzatelli Second: C. Fiadino

Discussion: Mr. Regan gave a brief summary. Meridia negotiated the term Of pilot from ten to thirty years. An advance payment from Meridia in the amount of \$800,000 will be paid this year.

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: -

2015:01

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXI, LAND USE, SUBSECTION 21-9.15 "DESIGN STANDARDS FOR ALL ZONES," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK

SUMMARY: ORDINANCE WAS REFERRED TO THE PLANNING BOARD FOR COMMENTS-AMENDMENT IS ACCEPTABLE TO THE BOARD PLANNER.

Motion to open public comment: Councilman Pranzatelli

Second: C. Gomez

Comments: None

4-28-15 minutes

Motion to close public comment: C. Gomez; Second: C. Petti
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. 2015:13

ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, SOMERSET COUNTY, NEW JERSEY RESCINDING ORDINANCE NO. 2015:06 AUTHORIZING THE ACQUISITION 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 AND ORDINANCE NO. 2015:09 AUTHORIZING THE ISSUANCE OF BONDS AND NOTES FOR SUCH ACQUISITION

Motion to open public comment: C. Gomez; Second: C. Petti

Comments: R. Short-169 Cherry: She questioned borough funds spent on investigating this property.

Motion to close public comment: C. Petti;

Second: Councilwoman Pranzatelli

Motion to adopt: C. Fiadino 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

ORDINANCE NO. 2015:14

CALENDAR YEAR 2015

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET

APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

(N.J.S.A. 40a:4-45.14)

Motion to open public comment: Councilman Pranzatelli

Second: C. Petti

Comments: Mr. Bahr, Finance Officer gave a brief summary.

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

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

4-28-15 minutes

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__

Resolutions for final reading and final consideration:

R2015:61

Introduction of the 2015 Municipal Budget- \$13,224,736.75

Motion: Councilwoman Pranzatelli Second: C. Petti

Discussion/Summary: Mayor Fazen advised that the introduced budget results in a \$39.00 municipal tax increase for average residential home.

Mr. Bahr, Finance Officer advised it does not include the school and county tax.

C. Fiadino stated he appreciated the hard work that went into this budget. He felt the budget still cries out for more scrutiny. Mayor Fazen advised that he would sit down with C. Fiadino and C. Petti to go over every line of the budget.

C. Gomez advised that committee cut this budget down to bare bone. The committee is willing to accept all comments on the budget prior to its adoption date.

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__

R2015: 62

Adopt pre-qualifications regulations for historic preservation masonry repairs at the Bound Brook Memorial Library

Motion: Councilwoman Pranzatelli Second: C. Fiadino

All in favor: Aye

R2015: 63

Support the EDAC as the local promoter and facilitator of the Riverfront Access initiative

Motion: Councilwoman Pranzatelli Second: C. Fiadino

All in favor: Aye

4-28-15 minutes

R2015: 64

Authorize chief financial officer to issue a refund of overpayment of housing/fire prevention fees for 323 Talmage

Motion: Councilman Pranzatelli Second: Councilwoman Pranzatelli

All in favor: Aye

R2015: 65

Approve lease agreement to Novacom for upgrades to the borough's communication system

Motion: C. Fiadino Second: Councilwoman Pranzatelli

All in favor: Aye

R2015: 66

Award contract to High Tech Landscaping Services for landscaping services at Billian Park

Motion: C. Petti Second: C. Fiadino All in favor: Aye

R2015:67

Approve the hire of Heidi Shallop as part-time planning board secretary

Motion: C. Petti Second: C. Fiadino All in favor: Aye

R2015:68

Approve the recommendation from Building Official/Code Enforcer to hire a part-time building inspector and a salary increase per hour for Erik Mickelsen- Assistant Fire Marshall/Housing Inspector/I.T. Coordinator

Motion: C. Gomez Second: Councilman Pranzatelli

All in favor: Aye

R2015:69

Approve contract extension agreement between Chief Michael Jannone and the Borough of Bound Brook

Motion: C. Petti Second: C. Gomez All in favor: Aye

R2015:70

Approve a fourth amendment to the Redevelopment Agreement between Meridia Main Station Urban Renewal located on East Main Street

Motion: Councilman Pranzatelli Second: C. Fiadino

All in favor: Aye

4-28-15 minutes

R2015:71

Amend R2015:41 authorizing and directing the planning board to examine 408 East Main Street as an area in need of redevelopment; specifically a condemnation redevelopment area

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

R2015:72

Authorize submission of 2015 strategic plan for Bound Brook/South Bound Brook Municipal Alliance grant

Motion: C. Petti Second: C. Fiadino All in favor: Aye

Mayor Fazen announced a resolution was added for the council to Approve summer hours for non-union employees. This will begin on May 26, 2015 and end September 4, 2015. The staff will work 8:00 AM until 4:30 Monday through Thursday and work 8:00AM until 1:00PM on Friday. The court office will work 8:30 AM until 4:30 PM Monday through Thursday and 8:30 AM until 1:00 PM on Friday.

The resolution was moved by C. Petti; second by C. Fiadino

All in favor: Ayes

Unfinished Business

Personnel Committee: Status on Administrator Position

C. Fiadino advised a person has been selected and should be announced at the next council meeting with final details. The new administrator will begin in July.

Committee: Status on Shared Services

Councilwoman Pranzatelli advised no date yet to meet with South Bound Brook.

New Business

Accept official resignation from Samson Steinman as Borough Administrator

Motion: C. Fiadino Second: C. Petti All in favor: Aye

Accept official resignation from Joanna Musson as part-time planning board recording secretary

Motion: C. Petti Second: C. Fiadino All in favor: Aye

Mayor Fazen stated that Joanna was an outstanding secretary for the planning board and we will miss her.

C. Lazzaro-

Council recommended the personnel committee review the personnel policy Regarding Chapter VII-Employee Benefits-Section g. eye-care Reimbursement program

He advised one of the grievances the public works employees filed Was the reimbursement for prescription eyeglasses? When we voted on the amendment to the personnel policy in March this benefit was deleted from the policy. He could not recall any discussion about this.

He asked that it be submitted for reconsideration to the committee.

There was some confusion if this was a separate eyeglass benefit in the public works contract and the personnel policy which covers all employees.

C. Fiadino advised he brought up at the last meeting the consideration of a Beautification Program for businesses and homeowners. He asked if the governing body thought this was a good idea. The consensus of the council agreed to have C. Fiadino move forward on this program. The program would entail a business or homeowner receive an award. C. Fiadino will research what other towns have done and will report back to council.

For Approval: Special Event Permit Application

1) New Jersey Amateur Baseball League

Event: Charity Softball Game

Location: Billian Baseball Field

Date: May 30, 2015; Rain date: May 31, 2015

Time: 12pm-4pm

Motion: C. Gomez

Second: C. Fiadino

All in favor: Ayes

4-28-15 minutes

Mayor Fazen advised that the charity is the Wounded Warriors Organization. The councilmembers and borough employees may participate in the softball game.

Approval of Vouchers

R2015: 73

Motion: C. Petti Second: Councilwoman Pranzatelli

All in favor: Aye

Open meeting to the public for comments

Carol Holub-518 W. Second Street

She stated she was confused about Councilman Pranzatelli comments on taxes. The auditor Mr. Hodulik stated that it was just the municipal tax that was being reported not the overall tax which includes school and county.

She noticed in the newspaper so many homes up for Sheriff Sale.

Mr. Bahr, Tax Collector advised that the mortgage company is foreclosing on the property for those persons that do not pay their mortgage or other reasons.

She felt the downtown was looking much better.

Roseann Short-169 Cherry Avenue

She agreed that the town was looking much better.

She asked if R2015-71 408 East Main Street authorized eminent domain.

Mayor Fazen stated that it did.

Michele DeFazio -603 Church Street

She was disappointed the Meridia pilot was extended from 10 to 30 years.

All goes to the town and nothing to the schools.

R2015: 74-At 9:00 PM

Authorize executive session for (Contract Negotiations; Personnel)

Motion: C. Gomez Second: C. Lazzaro All in favor: Aye

Regular session opened.

Regular meeting adjourned at 9:35 p.m.

Motion: C. Petti Second: C. Gomez All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk