

**BOROUGH OF BOUND BROOK -
AGENDA MEETING MINUTES – TUESDAY MAY 12, 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	absent
Councilman Philip Fiadino	present
Councilman Anthony Pranzatelli	present

Also Present:

Donna Marie Godleski, Borough Clerk
Borough Attorney-Frank Regan, Esq.-DeCotiis, Fitzpatrick, Cole, LLP
Police Chief Michael Jannone –Police Department
Dale Leubner-Borough Engineer

Approval of Minutes: Regular Meeting April 28, 2015;
Executive Session April 28, 2015
Motion: Councilman Pranzatelli Second: C. Fiadino
All in favor: Aye

Engineers Report – T&M Associates – April 1-April 30-2015

Dale Leubner reported:

Flood Control Project: Segment T- additional trees to be removed from levee area.

Testing stop lock structure across tracks next week.

As-builts still being reviewed; once approved will be sent to the all parties involved.

NJDEP Stormwater certification has been completed which was due first week in May.

SS Basin 4- all work completed.

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2013 Road Improvement -contractor completing punch list work.

2014 Road Improvement Program-Receiving bids May 20th

And July anticipate start date.

The borough was awarded \$175,000 from the DOT for Thompson Avenue.

The 2015 CDBG application presentation day is tomorrow.

Mr. Leubner will be attending as well as Councilman Pranzatelli and Councilwoman Pranzatelli.

\$40,000 was awarded last year and placed toward the Basin 4 project.

Presentation of communications, petitions, etc. –None

Greetings for comments and invitation for discussion

Mike Carmen President Bound Brook Seniors-

He announced that the seniors are running a bus trip next month which will leave the Billion Park extension lot on Union Avenue. The trip will be overnight which will require a few persons leaving their cars in the lot.

The trip is scheduled for June 8-12th.

Councilman Pranzatelli advised that cars have been left there in the past and they know they park at their own risk.

Chief Jannone advised that he would have an extra patrol to ride by and check on the cars.

Mayor Fazen wished the seniors a good trip.

Joseph Gullia-609 Betsy Ross Court

Fire Chief Gullia thanked the town for a successful carnival event.

He thanked the Police Chief for providing patrols.

Advertised hearings or special presentations – none

Opening of bids - None

Introduction of ordinances - FIRST READING

ORDINANCE NO. 2015:18

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

Summary: Amend daily parking fee in the municipal commuter lot

Motion: Councilman Pranzatelli Second: C. Fiadino

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Discussion: Councilman Pranzatelli advised that the daily fee will be increased from \$3.00 to \$4.00.

Roll Call:

C. Vinnie Petti _Y__C. Beverly Pranzatelli_Y____
C. Peter Lazzaro__Y__C. Abel Gomez_absent_C. Philip Fiadino_Y____
C. Anthony Pranzatelli_Y____

Ordinance on Final Reading and Consideration: -

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 fees for hang tags in the municipal commuter parking lots

Motion to open to public: Councilman Pranzatelli Second: C. Fiadino

All in favor: Aye

Public Comment: Mark Hasting- 529 Central Avenue

He asked what was the change.

Councilman Pranzatelli advised overnight parking will be increased from \$40.00 to \$50.00. Also, we are adding a \$90.00 fee for long term parking.

Motion to close public comment: Councilman Pranzatelli

Second: Councilwoman Pranzatelli All in favor: Aye

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_absent_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 to open to public : C. Fiadino Second: Councilman Pranzatelli

Public Comment: Mark Hasting-529 Central Avenue

He asked what the minor adjustment was.

Mayor Fazen advised it will be \$4.15/per 1000 gallons

Motion to close public comment: Councilman Pranzatelli

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Second: C. Petti All in favor: Aye

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_absent 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 to open to public: Councilwoman Pranzatelli

Second: Councilman Pranzatelli

Public Comment: Mark Hasting-529 Central Avenue

He noted according to this agreement Meridia will pre-pay \$800,000 in taxes this year and the pilot has been extended for an additional 20 years. The borough will receive \$700,000 in prepaid assessments in 2015 and the developer will pay \$800,000 but \$100,000 will be credited back this year which will be repaid to the developer over the next four years. He felt the town does not receive any net gain and the developer gets \$20 million to \$45 million in tax breaks.

Councilman Pranzatelli provided a summary to the governing body and the public. He noted that there seems to be misconceptions of the numbers on the summary that was prepared by Mayor Fazen.

Several items were pointed out on the summary which included the wrong tax rate and the rental fees.

Councilman Pranzatelli stated that if we did not have an aggressive pilot there would not be a building. The benefits are priceless.

Mayor Fazen advised regardless of what numbers we come up with this benefits Meridia with 45 million in tax breaks and a loss to the town around 2.7 million. Mayor advised these are his calculations. The pilot should cover 36% of normal tax revenue. The probability of only no more than one child over a 30 year period he did not agree with. The tax exemption is transferrable to a new owner. If Meridia sells the building this exemption goes with the property which makes the sale more lucrative.

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The Mayor encouraged the council to vote “no” on the ordinance and re-negotiate with some of these numbers to be fair to the taxpayers.

Councilman Pranzatelli stated that it has been over 20 years for the borough to begin to profit in downtown redevelopment.

Mark Hasting stated that he agreed that pilots are important for a blighted area. The Meridia building is already there; why an additional pilot.

A representative from Meridia was present. He advised that the rents are not coming in where fully expected. We are having trouble getting permanent financing for the building which was the initial reason for extending the pilot. He advised that redevelopment laws cap our profits.

Mark Hasting stated that we need to see all the leases.

The town approached Meridia in balancing their budget with a prepayment of \$800,000.00. The residents of the borough will pay for the next 30 years to offset this. As far as the schools, the school board gets their money no matter what and we pay our taxes on that set rate.

This will be a 20 million dollar hit to taxpayers over 20 years.

Councilman Pranzatelli advised that it is not coming out of your pockets.

What was coming out before was a piece of property not producing revenue but costing us to maintain.

Mr. Hasting asked what the benefit to the town is by taking the \$800,000 and paying over a 4 year period. Councilman Pranzatelli advised that we get the second building up right away.

Council President Beverly Pranzatelli noted that Meridia is not getting what they anticipated in rentals. The development is not conducive to school age children. This development is a benefit to the town. We now have 5 other developers knocking on our door. The developer is not financially solvent yet. It is very important to the town to have the developer financially solvent.

Mr. Hasting felt that that it does not benefit the taxpayers; we now have to compensate those monies not going to the school system that Meridia should be paying.

Mayor Fazen advised that the owners are the taxpayers which we represent. When we structure a deal, we have not represented our owners very well.

Michele DeFazio-603 Church Street

She felt the 20 year extension was too much and the town was not leaving enough for itself.

Meridia overestimated their rentals. She felt there was nothing wrong in helping to making sure the developer is profitable with the first building.

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She had concerns with the second building.

Tom Guaracci- 410 Mountain Avenue

He stated that the developer of Meridia took a chance to start this building. Tom advised that we now have investors who are taking an interest in investing in our downtown as a result of the Meridia Development.

Councilman Fiadino addressed to the representative of Meridia that without more development in our downtown your building is not going to do well. Council asked where the second building will be placed. The representative advised that 175 apartments west of the municipal parking lot on the south side of Main Street.

Attorney Frank Regan advised that from a legal standpoint there is no relationship between the Meridia and the proposed development further down Main Street.

Councilman Pranzatelli advised that at our next meeting we will have a presentation from a developer about another project on the west end of town.

Motion to close public comment: Councilman Pranzatelli

Second: Councilman Fiadino All in favor: Aye

Motion to adopt: Councilman Pranzatelli Second: C. Fiadino

Discussion: Mayor Fazen advised again the governing body to vote “no” on the ordinance and renegotiate the numbers. He felt strongly that it was a disservice to taxpayers for a very small downtown area which could make it on its own with other developers. We have given Meridia an additional 20 years. There is no safety of numbers coming down the pike after 20 years to cover costs to the school and the borough.

Councilman Pranzatelli advised that a lot of time was spent on this agreement. He noted that we will not have an agreement if we do not move forward on this.

Councilwoman Pranzatelli stressed that we all agree with redevelopment for the downtown and we all have a difference of opinion on how to do this.

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Roll Call:

C. Vinnie Petti Y___C. Beverly Pranzatelli__Y__

C. Peter Lazzaro__Y__C. Abel Gomez absent C. Philip Fiadino_N_

C. Anthony Pranzatelli_Y___

4-yes

1-no

Ordinance carried.

Introduction/Discussion of Resolutions:

R2015:76

Approve the hire of part-time building inspector

For the Building Department Official

Motion: Councilman Pranzatelli Second: C. Petti

All in favor: Aye

R2015: 77

Approve the hire of temporary part-time seasonal help in the Public Works

Department

Motion: C. Petti Second: C. Fiadino

All in favor: Aye

R2015:78

Authorize tax collector to issue a 2014 tax and sewer overpayment refund
for 21 West High Street-Block 48/Lot18- 257 West Maple Avenue-Block
84/Lot 11

Motion: Councilman Pranzatelli Second: C.Fiadino

All in favor: Aye

R2015:79

Authorize Police Chief Jannone to offer a promise of employment to a
candidate for police officer to replace police officer retiring this year

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

Mayor Fazen called for a five minute recess @ 9:00 p.m. to review a resolution recommended for adoption.

Motion to adjourn moved by C. Pranzatelli; second by C. Fiadino

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All in favor: Aye

Agenda meeting opened at 9:05 p.m.

Motion moved by Councilwoman Pranzatelli; second by C. Fiadino

All in favor: Aye

Resolution R2015:80 was added.

Authorize a contract award to T&M Associates Borough Engineer for engineering services associated with permits for construction of new parking lot at Billian Park to be paid for by Meridia, Main Station Urban Renewal

Motion moved by Councilman Pranzatelli; second by C. Fiadino

All in favor: Aye

Unfinished Business –None

New Business

C. Anthony Pranzatelli brought up discussion on a solution for residents to use Nature's Choice Foothill Road Bridgewater to drop off grass clippings and yard debris.

Council advised that he was informed by several residents they were turned away from dropping off grass and yard debris.

He spoke with Natures Choice and it would cost the borough \$1200 for one month. This would be a trial so they can see how much is being collected from bound brook residents.

He suggested the council agree to try this for a month and also the public works committee suggest other solutions.

Randy Bahr, CFO suggested the residents bring other proof of residency showing they live in Bound Brook because they may live in Bridgewater and have a bound brook mailing address.

The consensus of council agreed. Mayor Fazen will call Nature's Choice tomorrow. This notice will also go up on the website.

Mayor Fazen advised on a request from the Board of Education to dedicate 25 spaces from the existing commuter lot for teacher parking.

The Parking Commission Chair C. Petti will address this at the next parking commission meeting.

Mayor Fazen advised that this would begin in September.

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Mayor Fazen announced Fire Co. No. 3 will be requesting permission to conduct “vehicle extrication” training on Saturday, June 6, 2015 (date to be confirmed) in the municipal parking lot. Mayor Fazen advised that he is waiting on the letter from the fire company.

Councilwoman Pranzatelli advised that the Borough Clerk’s Office has asked to reach out to the Bound Brook Seniors for volunteers to insert yard debris flyer into the sewer bill mailing this week.

C. Fiadino will reach out to the Bound Brook Seniors on volunteers
For this week.

Councilwoman Pranzatelli advised the borough requires a certified sewer operator as soon as possible.

Council Petti and Mr. Orofino Public Works Foreman interviewed Mr. Edwin Scannell. He is a licensed sewer operator. The consensus of council agreed to hire Mr. Scannell as a contractor for this service.

Open to the public for comments –None

Executive Session:

R2015: - NO SESSION

Adjournment @ 9:30 P.M.

Motion moved by Councilman Pranzatelli; second by C. Petti

All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski
Borough Clerk