

**BOROUGH OF BOUND BROOK  
AGENDA MEETING MINUTES –JULY 14, 2015**

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

ROLL CALL

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:

Gary Strathearn, Borough Administrator  
Donna Marie Godleski, Borough Clerk  
Borough Attorney-Judy Verrone, Esq.-DeCotiis, Fitzpatrick, Cole, LLP  
Police Chief Michael Jannone –Police Department  
Dale Leubner- T&M Associates-Borough Engineer

Approval of Minutes: May 26, 2015 Regular Meeting;  
Motion moved by Councilwoman Pranzatelli; second by C. Gomez;  
All in favor: Aye

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

Mr. Leubner reported: Greenbrook Flood Control Project

All construction is now substantially complete.

A meeting was held today between the Corp, FEMA, the county and the borough regarding map revisions. The process is moving forward.

Sanitary Sewer Basin 4 Rehabilitation Project is complete.

2013 Road Improvement Program- punch list compiled and currently completing.

2014 Road Improvement Program – contractor has begun tree removal.

Work will begin on Hardy Avenue tomorrow.

July 14, 2015 Agenda

Residents will be noticed.

Billian Park Parking Lot Permitting- documentation is being compiled.  
Pre-application with the NJDEP has been held.  
Questions from council were addressed by Mr. Leubner.

Presentation of communications, petitions, etc. –None

Greetings for comments and invitation for discussion

Andrew Rehm- Plymouth Massachusetts resident –

He addressed a question to the engineer about the sewer grates on Main Street and Mountain Avenue. After the heavy rain this afternoon they were not draining.

Council advised that the county was called to clean out the grates.

Linda Brnicevic-20 Talmadge Avenue

She asked if Ordinance No. 2015-23 amending redevelopment area no. 2 will be discussed in detail.

Mayor Fazen advised Carlos Rodrigues, Planner is present to discuss the amendments.

She complained that the signs are all faded for street cleaning. She stated coordinating the schedule with the signs would be more effective.

Mayor advised that we have a street sweeping schedule which is the first full week of every month.

Mayor will publish a schedule for the website and in the Bound Brook Chronicle.

C. Gomez stated the public works department can work on the signs.

Councilman Pranzatelli stated we are working on sweeping the Talmadge Avenue more often.

Carol Holub- 518 East Second Street

She asked for a status on enforcing dog licensing that was brought up at a prior meeting.

C . Gomez advised that notices were sent out to residents that did not register in January.

July 14, 2015 Agenda

Mayor advised that a notice was placed in the Bound Brook Chronicle.

Carol asked about the care of the island alongside Meridia.

She felt that the developer should take care of this.

Council advised there is nothing in the agreement regarding this.

It is a county road. Mayor Fazen advised he would check on it.

She asked if the budget was passed.

Councilman Pranzatelli advised that it was introduced and is not

Certified by the state yet.

She asked if there was a line item for the seniors in the amount of \$3,000.

C. Gomez advised there was.

#### R. Short 169 Cherry Avenue

She asked what the amendments were to ordinance no. 2015:20 on the agenda.

Police Chief advised this will allow more accountability as to what licensed dealers are allowed to sell and the identification. This request has come down from the Somerset County Prosecutors Office to the municipalities.

She asked what the penalty amendment was on Ordinance no. 2015:21 on the agenda.

C. Gomez advised that this amendment will bring up the penalty to the state maximum.

She complained about garage sale signs all over poles in town.

Michele DeFazio- 603 Church Street

She asked what the address was for Block 1 Lot 57/70 on Resolution No. 108 on the agenda. Mayor advised it is the Old Bank Building downtown Main Street.

### INTRODUCTION OF ORDINANCE-FIRST READING

#### ORDINANCE NO. 2015: 20

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER IV, SECONDHAND MERCHANT LICENSE, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK

MOTION: C. FIADINO SECOND: COUNCILMAN PRANZATELLI

SUMMARY:

PURPOSE TO ASSIST LAW ENFORCEMENT OFFICIALS AND VICTIMS OF CRIME IN RECOVERING STOLEN PRECIOUS METALS AND OTHER SECONDHAND GOODS BY REQUIRING MINIMUM IDENTIFICATION,

July 14, 2015 Agenda

REPORTING, MAINTENANCE AND DISTRIBUTION CRITERIA FOR  
LICENSED DEALERS IN THESE GOODS.

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. 2015:21

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

MOTION: C. GOMEZ SECOND: COUNCILMAN PRANZATELLI  
SUMMARY: ORDINANCE 2015-07 AMENDING CHAPTER XV HOUSING  
PENALTY FEES IS REPEALED IN ITS ENTIRETY AND REPLACED.

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. 2015:22

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH  
OF BOUND BROOK AMENDING THE REDEVELOPMENT PLAN FOR  
REDEVELOPMENT AREA 1 PURSUANT TO N.J.S.A. 40A:12A-1  
ET SEQ.

MOTION: COUNCILMAN PRANZATELLI SECOND: C. FIADINO  
DISCUSSION: CARLOS RODRIGUES-PLANNER PROVIDED  
HANDOUTS TO THE COUNCIL AND SUMMARIZED THE  
AMENDMENTS.

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\_

July 14, 2015 Agenda

ORDINANCE NO. 2015:23

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 2 PURSUANT TO N.J.S.A. 40A:12A-1ET SEQ.

MOTION: C. GOMEZ            SECOND: C. FIADINO  
CARLOS RODRIGUES-PLANNER SUMMARIZED THE AMENDMENTS.

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 -None

Introduction/Discussion of Resolutions

R2015: 104

Authorize tax collector to prepare estimated tax bills –third installment of 2015 taxes

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

R2015: 105

Approve the waiver of the administrative fee assessed to the SID from the police department for their services at the Hot Rods and Harley Event

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

R2015: 106

Support the participation in the Sustainable Jersey Municipal Certification Program

Motion: C. Gomez            Second: Councilwoman Pranzatelli  
C. Gomez asked what the participation entailed.

Mayor stated the resolution goes to the state and the town is eligible to apply for grants.

July 14, 2015 Agenda

Includes the formulation of a Green Team to include council members, Shade Tree and Garden Club members and interested residents.

All in favor: Aye

R2015:107

Authorize assignment to the Bound Brook Special Improvement District of Agreement with RHM Associates LLC for Downtown Main Street Area Management Services

Motion: C. Fiadino            Second: C. Gomez

All in favor: Aye – Abstain: Councilman Pranzatelli

R2015:108

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, STATE OF NEW JERSEY DETERMINING THAT THE AREA GENERALLY KNOWN AS TAX BLOCK 1, LOTS 57 AND 70, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BOUND BROOK QUALIFY AND ARE DETERMINED AS AN AREA IN NEED OF REDEVELOPMENT, SPECIFICALLY A CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO THE PROVISIONS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.) AND SHALL BE PART OF REDEVELOPMENT AREA 1

Motion: Councilman Pranzatelli            Second: C. Fiadino

Discussion: Carlos Rodrigues Planner advised that this is a blighted area in need of redevelopment.

All in favor: Aye

Unfinished Business

For Discussion:

Continue with Nature's Choice for grass collection or set up a collection site at DPW –Chimney Rock Road

Mayor advised that the fee is \$1,200 per month and we need to verify their cost to us. We can negotiate a lower price.

Councilman Pranzatelli stated that even if we set up our own station at public works garage, we still have to bring it to Nature's Choice.

Mayor advised that he would contact Nature's Choice.

New Business

Meridia-Cross Walk Plan - Solar pedestrian crossing lights  
Mayor Fazen advised that the Meridia redeveloper will install the walk plan and maintain. The police department and the borough engineer are fine with the cross walk.

C. Gomez: Master Plan Re-examination - The Master Plan Committee of the Planning Board will commence a series of monthly work sessions to develop a draft framework for master plan re-examination. Carlos Rodrigues gave a summary. It is required by law to update every ten years which would be 2017. In looking at the previous report, portions of the town were forgotten. The committee will look at everything more closely such as changes, state regulations, affordable housing; etc. Any zoning or redevelopment outside Area 1 and Area 2 should be derived from a reexamination report. If this report is not done, your zoning can be challenged and over turned. This report should take one year to complete and the cost would be Between \$20-\$25,000.

C. Fiadino asked if 25 Burgers resubmitted their application. Mayor stated they did not resubmit. Council asked about the property across from Quick Chek on Union Avenue. Mayor advised that it has been purchased and it will be a custom cabinet store.

Special Event Permit Application:

For Review/Discussion:

Café Imperial Event: Summer BBQ

Dates: July-October – Friday- Saturday- Sunday- 12:00 PM-10:00 PM

Location: Parking Lot of the Café Imperial -200 Talmage Avenue

Description : Pig Roaster w/ barbecue items served under tent along with Sangria/Beers

July 14, 2015 Agenda

The consensus of council agreed to carry over the application to the next council meeting. Request the applicant submit more detailed information on the event.

Gary Strathearn, Administrator advised there was a water situation at the library. The public works foreman Vinnie Orofino was called on his day off and responded very quickly to the library. He thanked the department.

Mayor mentioned there was major flooding at the Old Carpet Store on Main Street. The water just came down from Mountain Avenue right in to the store.

Open to the public for comments –

Andrew Rehm- MA resident –owner of property on Main Street

He asked if the town was paying Nature's Choice to pick up grass.

Mayor stated that residents take their grass to Nature's Choice.

He asked why the residents cannot compost. Mayor stated that is up to the property owner.

He asked why there is a hold on the café imperial nightclub.

Mayor advised his settlement agreement on violations charges limits his use in the agreement.

Carol Holub-518 West Second Street

She was not in favor of a pig roast at the Café Imperial July through October.

Roseann Short-169 Cherry Avenue

She was not in favor of a pig roast at the Café Imperial. She was concerned about music.

She advised that persons that went down to the Hot Rod and Harley Event downtown did not like the motorcycle gangs.

She stated that all the people that came to the last council meeting on the 30 year pilot extension for Meridia were disappointed.

C. Beverly Pranzatelli stated that she spoke to quite a few people and they thanked council stating that they learned a lot about pilot programs.

July 14, 2015 Agenda

Councilman Pranzatelli stated that leadership is difficult. Everyone is not going to agree.

The 20 to 30 persons that came to that meeting and gave their opinion is not a scientific representation of the population of the town.

Roseanne complained about the building of more apartments in town  
And the overcrowding in homes.

R2015: 109- No session

Authorize executive session.

Adjournment @ 9:10 PM

Motion moved by C. Fiadino; second by C. Lazzaro

All in favor: Aye

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk