

**BOROUGH OF BOUND BROOK  
AGENDA MEETING MINUTES -SEPTEMBER 8, 2015**

Mayor Fazen called the meeting to order at 7:30 p.m.  
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 P. 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:

Gary Strathearn, Borough Administrator  
Donna Marie Godleski, Borough Clerk  
Judy Verrone, Esq.-DeCotiis, Fitzpatrick, Cole, LLP, Attorney  
Michael Jannone-Police Chief

Approval of Minutes: August 25, 2015 Regular Meeting;  
August 25, 2015 Executive Session for content only  
Motion: Councilwoman Pranzatelli    Second: C. Gomez  
Councilman Pranzatelli offered a correction to the minutes to the  
finance committee report.  
All in favor w/correction: Aye

Engineers Report – T&M Associates – August 1-31-2015

Dale Leubner reported:  
Greenbrook Flood Control Project:  
Final as-builts under review by the USACE. Timeline FEMA Map  
Revisions  
2013 Road Program:  
Reseeding of troubled areas to be completed early fall to promote better  
growth

2014 Road Program:

Concrete work completed on Wahneta Drive and Church Street – Church Street has been based paved. Contractor scheduled to complete over the next two weeks.

Billian Park Parking Lot Permitting:

Permit applications have been prepared for the proposed parking lot adjacent to the baseball field in northern portion of the park. Documentation has been submitted to the NJDEP for review.

FY2015 NJDOT Local Aid Applications are due next month.

As requested, an application has been submitted to the NJDOT for Thompson Avenue from Union Avenue to Verona Place.

Concensus of council recommended engineer submit application for Maple Avenue- Church to Mountain Avenue

The redesign of the tennis courts are underway at Codrington Park.

Presentation of communications, petitions, etc.

Mayor Fazen announced the following proclamations.

Proclaim September 11 through 13-2015 as Days of Prayer and Remembrance

Proclaim September 15 to October 15-2015 Hispanic Heritage Month

Greetings for comments and invitation for discussion

Mark Hasting 539 Central Avenue

He questioned the necessity of a Hold Harmless Agreement attached to a Block Party Application. The clerk was instructed to call the borough's joint insurance fund on the form.

He asked about the censure for the Mayor that was on the agenda.

Mayor Fazen stated that the council's censure is for the parking decals that were issued to the new school to allow parking for the teachers in the commuter lot.

JP Levin 269 Metape North

He directed to Councilman Pranzatelli that we are hearing rumors that the council wants to make null and void the opportunity for the Mayor to hold town hall meetings.

Councilman Pranzatelli stated that those rumors are not true. The Mayor has every right to hold town hall meetings. We asked the Mayor about holding debates at the meetings but the Mayor said no.

He asked about the shared services agreement between the town and the SID.

Mayor provided a summary stating that the borough employee is maintaining the train station and will be assisting the SID with cleanup. The SID will manage employee.

He asked if there were any delinquencies with SID taxes. Mayor stated that he was not aware of any.

He questioned ordinance 2015-25 on the agenda. He stated that this was brought up a few years ago when he was on council and decided that the residents should pay. Councilman Pranzatelli stated that we have a different thinking council and it is not fair if you have a well you should be penalized. Mr. Levin stated that there are rumors that the council wants the Bound Brook Chronicle to go away. Mayor Fazen stated that it is a rumor.

#### John Buckley West Main Street

He asked for a status on the railroad crossing repair at Vosseller Avenue. Mayor Fazen stated that he has reached out to New Jersey Transit on this several times.

Also there is a house at 291 W. Main Street when it was reconstructed the sidewalk was lower than the driveway. Now when it rains heavy there is flooding of water from the street running down the driveway and the back yard floods.

The engineer will look into this for the resident.

#### Advertised hearings or special presentations

##### Special Presentations:

Mitch Ryan-Developer -Bound Brook Hotel

Architect Matthew Jarvel announced that they propose to redevelop the site where the Bound Brook Hotel is located East Main Street.

Propose mixed use-retail/apartments and structured parking

75 units- over 4 stories -multi-family moving more toward 1 bedroom than 2 bedroom

5,000 square feet of retail space

First floor- retail space  
Outdoor Deck- second floor  
Fitness/lounge  
5 stories in height-2 elevators  
Parking will be one to one for the 75 units

A Letter of Intent to purchase was signed last week. Working on purchase contract and will initiate discussions about the property the town owns. Mr. Ryan advised that the units are targeted for empty nesters; Rutgers University graduate students and staff. On the retail side, looking into a Starbucks and a nice Bistro with the liquor license with sidewalk seating. The character of the community will be respected. Presentation concluded.

George Capodagli-Developer -Meridia Management LLC  
Shawn McGowan Vice President of Acquisitions was present to speak  
On the redevelopment of Meridia II.  
Conditionally designated for the site at 2-16 West Main Street and  
4-6 West Main Street  
2 properties west of the transit lot  
172 units – 4 stories above one level parking -192 park spots  
Plan on purchasing fifty (50) additional parking spots in the commuter lot  
from the borough.  
80 1 bedroom  
92 2 bedroom  
No balconies  
Rental size and cost will be comparable to Meridia I  
Retail on bottom floor with gym, lounges  
Plans have been submitted to the Planning Board.  
Presentation concluded.

Opening of bids –None

Introduction of ordinances-None

Ordinance on Final Reading and Consideration:  
ORDINANCE NO. 2015-25

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXVIII,  
WATER AND SEWER, OF THE REVISED GENERAL ORDINANCES OF  
THE BOROUGH OF BOUND BROOK

Summary: SECTION 1. Section 28-3.5, “Flow Measurement,” of Chapter XXVIII, Water and Sewer, is amended and supplemented – owner may install a meter and borough shall provide a credit covering cost of installed meter.

Motion to open public comment: C. Gomez Second: C. Fiadino

Comment: Mark Hasting – JP Levin

Motion to close public comment: Councilman Pranzatelli Second:  
Fiadino

Motion to adopt: Gomez Second: Councilman Pranzatelli

Roll Call:

C. Petti\_Y\_\_\_ Councilwoman Pranzatelli\_Y\_\_\_C. Lazzaro\_Y

C. Gomez\_Y\_\_C. Fiadino Y Councilman Pranzatelli Y

Introduction/Discussion of Resolutions:

R2015: 131

Authorize court administrator to advertise the position of violations clerk for the municipal court office

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

R2015:132

Approve a salary increase for Rachael Zogg, Deputy Court Administrator

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

R2015:133

Approve settlement agreement between the Borough of Bound Brook and John Paff

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

R2015:134

Approve the hire of Geraldine Ofsik as a substitute crossing guard

Motion: C. Petti                      Second: Councilwoman Pranzatelli

All in favor: Aye

R2015: 135

Support the funding of the Gateway Program proposed by Amtrak to build up the Northeast Corridor Rail Line

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

Unfinished Business

For Review:

Resolution/Shared Services Agreement between the Borough and the Special Improvement District - DPW employee charged with maintenance of the train station to assist the SID in maintaining the downtown area.  
The draft was discussed and the attorney was asked to look at the liability in the agreement.

Motion moved by C. Gomez; second by C. Fiadino to authorize the attorney to finalize the draft for the next meeting.

All in favor: Aye; Councilman Pranzatelli- abstain

New Business

Mayor Fazen appoints w/advice and consent of council

Appointment to the Board of Health

Richard Frederick Eschle

Alternate No. 1

Term- September 8-2015- 12/31/2015

Motion to table moved by C. Gomez; second by Councilwoman Pranzatelli; C. Gomez advised that other persons are interested so the Board needs more time to review. All in favor: Aye

Ltr. To Mayor/Council:

Reference: 219 Greenbrook Road LLC –

PB Applications: 559 Central Avenue & 611 Vosseller Avenue

Request refund of excess charges.

Consensus of council agreed that the letter should go back to the Planning Board for their review.

C. Fiadino spoke on the National & Hispanic Heritage Month/International Food Festival- He thought it would be great for the community to have a festival to celebrate our diverse cultures and will work on organizing this festival for some time next year.

Council President Beverly Pranzatelli:

Resolution No. 2015: 137 was read in full.

In summary, the resolution stated that the Mayor authorized the transfer of 30 transit lot parking permits to the school superintendent Dr. Daniel Gallagher without the knowledge or approval of the Council and without receiving payment of the commuter parking fees.

The Mayor is censured for overstepping the bounds of elected office.

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

Discussion:

Comments from Mayor Fazen. He stated that he knew that he did not have the authority to transfer parking permits to the school and he never did that. No one on council discussed this with me.

He understood that the parking commission voted to recommend that the teachers be allowed to park in the commuter lot. He assumed that C. Petti notified the council of the commission's recommendation.

Mayor stated he fully anticipated voting on the recommendation this evening. He stated it was his mistake for not putting it on the agenda.

The passes were issued as a method of identifying the teacher's vehicles in the lot.

The superintendent of schools went to the Police Chief first. The Chief knew nothing about it and came to my office. Mayor noted to them that The parking commission recommended to reconsider the issuance of permits, but we now have to identify the vehicles. The passes were issued with guidance to fill out whatever information would be coming from the school on the vehicles.

He had no idea that this would not be approved by the council because he did not receive any negative feedback.

The school was opening the following day when the superintendent came in for the passes.

Comments by Councilmembers:

C. Gomez- At a Planning Board meeting two weeks back, Dr. Gallagher stated that the Mayor promised him 25 parking spaces. C. Gomez told Dr. Gallagher that the Mayor did not have the authority to do so.

C. Gomez stated that C. Petti advised two meetings back that the parking commission was not in favor of issuing the parking permits to the school.

C. Petti advised that he was unaware of the parking commission's recommendation to reconsider the issuance of parking permits.

C. Lazzaro asked the Mayor what the timeline was that he began speaking with the school superintendent on parking permits for the teachers.

Mayor Fazen stated that it began three months back.

Councilwoman Pranzatelli advised that she spoke with the parking commission chair. He advised her that he spoke with the Mayor and it was reconsidered but there was not a vote. The chair said we reluctantly said that it was ok if the teachers parked in the lot as long as we restricted the streets to residential parking. Also, the commission was not in favor of giving the permits out for free.

Councilwoman Pranzatelli advised that the parking commission chair did not call the council liaison on this recommendation. She found out through the Downtown business owners. The council knew nothing about this until the teachers were parking in the lot. This was not the correct process.

Councilman Pranzatelli advised that we have business owners that are paying for parking. He did not understand how the Mayor could issue out parking permits to the school and have them pay for them later.

Mayor Fazen stated that he never advocated giving them permits.

They were used as if they were a sticker that police could identify the teachers parking there without being ticketed. They were not given as a source of free parking but for identification.

Council Lazzaro advised that this all should be null and void; it is not a benefit under their current contract.

Councilman Pranzatelli stated that we should get the passes out of the hands of the teachers.



Councilwoman Pranzatelli stated that the council is more than willing to sit down with Dr. Gallagher to come up with a solution.

This was not the solution and we were against the way it went about and it was totally inappropriate.

Councilwoman Pranzatelli asked for a vote on the resolution:

Roll Call:

C. Petti\_Y Councilwoman Pranzatelli\_Y C. Lazzaro\_Y

C. Gomez\_Y C. Fiadino ABSTAIN Councilman Pranzatelli \_Y\_

The borough administrator was directed to communicate with the school superintendent regarding the return of the parking permits and to talk about the parking. The administrator will ask that all permits be returned by the end of the week.

Special Event Permit Application:

Organization: Bound Brook Revitalization Partnership-Ray Mikell

Event: Costa Rica Independence Festival

Activities: Food, Live entertainment, Kids rides and events

Location: Café Imperial -200 Talmadge-

Date: Sunday, September 20, 2015

Time: 11 a.m. to 7 p.m. outside-7 p.m. – 1 a.m. inside

Motion: Councilman Pranzatelli Second: C. Gomez

All in favor: Aye

Firemen's Membership Application

Transfers:

Derrick L. Presley-Relief Co. No. 4

Steven J. Bruno-Relief Co. No. 4

Motion: Councilwoman Pranzatelli Second: C. Petti

All in favor: Aye

Open to the public for comments

John Buckley-West Main Street-

He asked about the training for crossing guards. He had concerns because he has seen crossing guards not crossing persons correctly.

Chief Jannone advised that there is formal training for all persons hired.

The Chief asked that Mr. Buckley report those concerns to him.

JP Levin-269 Metape North

He expressed his concerns about adequate parking with the downtown redevelopment.

Councilman Pranzatelli stated that there is no issue at this time.

Mr. Levin asked about Councilman Pranzatelli stepping down from the dais on the shared services agreement with the special improvement district.

Councilman Pranzatelli advised because he is the Chairman of the SID.

Councilwoman Pranzatelli is not on the SID.

R2015: 136 @ 9:25 p.m.

Authorize executive session for (Negotiations; )

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

Agenda meeting opened at 9:30 p.m.

Resolution No. 2015:138 was moved by C. Fiadino; second by C. Gomez

To approve the superior officers agreement for Lt. Rivenbark.

Adjournment @ 9:30 p.m.

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

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk