

**BOROUGH OF BOUND BROOK
AGENDA MEETING MINUTES
AUGUST 12, 2014**

Mayor Mark Hasting called the meeting to order at 7:30 PM.
A reading of the Open Public Meetings Law Statement followed and
Opening Prayer read by the Borough Clerk followed by the Pledge of
Allegiance.

ROLL CALL

Mayor Mark Hasting	present
Councilman John Paul Levin	present
Councilman Daniel Wright	present
Councilman Vinnie Petti	present
Councilwoman Lisa Bogart	present
Councilwoman Beverly Pranzatelli	present
Councilman Peter Lazzaro	present

Also Present:

Randy Bahr, Administrator
Donna Marie Godleski, Borough Clerk
Judy Verrone, Esq. DeCotiis, Fitzpatrick, Cole, LLP, Borough Attorney
Lt. Kevin Rivenbark –Police Department
Also present: Frank Regan, Esq.- DeCotiis, Fitzpatrick, Cole, LLP-
Redevelopment Attorney

Mayor Hasting advised the public before we move on the agenda this evening; he would like to bring up concerns on how the Meridia Resolution was passed at the last meeting. Those concerns were the lack of open public comment; a potential conflict of interest with one of the council and the lack of a bidding process. He recommended the resolution be rescinded and to correct it at an appropriate time.

Motion: C. Bogart; Second: C. Petti

Discussion: Councilwoman Pranzatelli asked when the appropriate time was.

Mayor Hasting advised it would be discussed later under “Unfinished Business”. Councilman Wright stated that it was wise to rescind and vacate the previous vote.

Councilman Levin advised that it was a wise choice for council to vacate Resolution R2014:105 conditionally designating Meridia as the redeveloper for certain properties downtown. He hoped the way this happened that we learned a lesson because of the conflict of interest.

Councilman Levin stated that a portion of a parcel in the designation is owned by the in-laws of Councilwoman Pranzatelli who are Anthony and Elizabeth Pranzatelli. She is married to former councilman Anthony Pranzatelli who is a current voting member of the Economic Development Advisory Committee discussing a lot of the redevelopment. He also runs his business out of one of these parcels; 1 East Main Street. Councilman Levin hoped that we learned our lesson; that we do not rush into anything and this should have been discussed in a fair and open process. He hoped that this council and future council that preside will learn from this mistake and that this will never happen again.

Councilwoman Pranzatelli stated that she was vacation at the time of the July 22 meeting and she would not have had to vote on the resolution if Councilman Levin and Councilman Wright were in attendance. She had no problem with rescinding the resolution and voting again. Her understanding was there was not a conflict of interest as she and her husband did not own the building.

She did not expect to be called for the meeting and had no time to get legal counsel to find out what the correct vote was. She apologized and was in favor of rescinding and starting over.

Councilman Levin thanked her for the apology. This should have been disclosed at the time discussion took place that you were married to a former councilman that runs his business from one of these parcels and pays rent to his mother and father. Regarding the process of being called into a meeting to form a quorum, that was your own prerogative and with no disrespect to our professionals, you do not have to be an attorney to understand that there was a major conflict of interest.

Ms. Verrone, borough attorney stated that she is aware of the council's concerns with what happened on the vote. There was no determination that there was a conflict of interest. We should not be discussing this as being the context that there was a conflict of interest. She has not looked at the facts yet that the owners of the property are the in-laws of Councilwoman Pranzatelli.

Councilwoman Bogart noted for the record that there was a hearing on the designation of Meridia at the July 22, 2014 council meeting. We were working according to ordinance following proper procedure.

Mayor Hasting asked for an All in favor to rescind: All Ayes

Approval of Minutes: July 22, 2014 Regular Meeting
Executive Session Minutes for content only-July 22, 2014
Motion: C. Pranzatelli Second: C. Petti
All in favor: Ayes
Abstain: C. Levin; Second: C. Wright

Engineers Report – T&M Associates – Activity Report July 1-31-2014
Dale Leubner- Update on Army Corp-
Reported Segment T Levee repair work at Billian Park continuing.
He thanked the borough and Meridia in coordinating access and use of the area east of the building under construction where Meridia trailers previously existed.
Levee repair work is underway on the Segment T levee.
Proposed detour plan for East Main Street work has been provided to the County and Borough for review.
Electrical wiring issues were discovered at the Segment R-2 Pump station. Portions of the wiring have been replaced and the pump station is fully operational.
The 2013 Road Reconstruction Program- Bids were received and the council is acting on the revised contract award resolution this evening.
Comments from council members were addressed.
Mr. Leubner was excused.

Presentation of communications, petitions, etc.
Special Event Permit Application for review and consideration:
Applicant was present to answer any questions/concerns.
Applicant: Pr. Margarita Pons Gonzalez
Organization: C.E.V.A. Clinton Street South Bound Brook NJ
Event: Christian Concert- Music and encouraging message
Location: Billian Legion Park
Date: September 21, 2014 Time: 1-5 PM
Raindate: October 12, 2014
Mayor Hasting asked Ms. Gonzalez to explain the event.
Ms. Gonzalez advised that the event is being organized by 4 churches.
We will have praise and worship music and dance groups.

We anticipate 300 people. We will provide our own generator.

There will be no food. The advertisement for the event is through the churches only.

Mayor Hasting advised the event form will then go around to the appropriate departments for signature and then come back to the council for approval.

Greetings for comments and invitation for discussion

Tom Buracci-410 Mountain Avenue

He stated that in the late 50's his father had the Piedmont Builders business and developed the Piedmont section of Bound Brook. Mr. Buracci moved back to Bound Brook. He grew up in South Plainfield. His son –in-law and daughter own businesses downtown. Mr. Buracci advised that he has taken his own personal mission to get the word out that Bound Brook no longer floods. He asked why Bound Brook does not advertise this. We need to change the image for Bound Brook. He has made a video and is also having meetings to talk about Bound Brook. The town should let people know all over New Jersey. He suggested Channel 12 News.

Councilwoman Pranzatelli advised that the borough sent out Letters of Interest and six developers responded. They took a tour of the town.

We are letting people know.

We are having the Riverfest Event in September which brings in many people to the downtown. The police department had their National Night Out downtown along with a car show.

Mayor Hasting stated that it has taken Bound Brook many, many years to get to where we are today.

Carol Holub-518 West Second Street

She was glad that the last meeting was brought up. She was disappointed on how that meeting was handled. She expressed her concerns about taxes going up. We are jumping the gun with development. We should see how Meridia and Queens Gate turn out before we move any further.

She stated that seniors should be getting some relief.

She brought up the farmers market. She had to place a cone so cars could not drive through the area of the market. She had concerns.

Mayor Hasting advised that he would have the police department place barricades for the farmers market.

Sandra Ann Nowak-

She owns property at 23 and 301 Talmadge Avenue. She stated that she had flooding when we had the heavy rains. She talked about the shooting that occurred last year around the corner from Talmadge Avenue.

She complained about her house at 301 Talmadge that people are littering in the driveway and doing drug deals. The neighbors are afraid to call the police. When the police are called, they come right away and disperse the people. We have lots of problems in this area and we have to fix them.

Mayor Hasting advised that we are aware of those problems that we have to fix.

He advised that the flooding in her area occurred because we were not able to close the flood gate. That has been resolved. We will still have parts that will have water, but no longer massive flooding.

Mayor advised that Meridia will not have Section 8 housing. The construction costs are high which Meridia has a higher rate of return on property. Mr. Capodaglia's daughter will be living in Meridia managing the property.

John Miller- 641 Hanken Road

He asked for clarification on the berm that borders the western side of Hanken Road. There are issues at night where people are hanging up on the berm. There are no signs there for "no trespassing". His wife also saw persons going to the bathroom. Behind the park there is trash being thrown, pictures being taken and gang signs. He asked what he could do to help with this problem.

Mr. Bahr advised that the county is printing out signs. This will take 2 to 3 weeks to install the signs along all berms. An ordinance was passed to prohibit anyone from being on the levee.

Mr. Miller asked about the people that live there going on the berm. Mayor Hasting advised that would be at the discretion of the police department.

He asked Mr. Miller to call the police department on any activity he sees that needs to be reported.

Roseann Short-169 Cherry Avenue

She also agreed about how the last meeting was held. She expressed concerns about Section 8 housing. The town should have control of this. She asked why stickers were required for metal pickup. Mayor advised that

stickers have been in place for 2 years now. Mr. Bahr advised that it costs the town to pick up metal. We have to pay for the vehicle and the labor. We also recycle the metal. We receive \$40/month for all the metal the towns picks up.

She asked if the town was checking on all the food establishments in town. Mr. Bahr advised that we conduct all the required inspections in town which are done by the Middlebrook Regional Health Commission.

She stated that there were some concerns from residents that some places were not being inspected. She asked what was happening with the Code Enforcer for the town. Mr. Bahr advised that the borough hired a full-time Code Enforcer as of this week. We always had our code enforcement going on. We took 15 people to court on violations.

Ms. Short suggested the council walk the town and look in the back yards of places. You would be shocked.

She agreed that the farmer's market needs barricades.

Councilman Wright stated that we need to do a better job with the process of communication. We have to advise the public about what all our departments are doing and what is happening in our town.

Tony Pranzatelli 108 East Maple Avenue

He brought up the last council meeting where his wife Councilwoman Beverly Pranzatelli was called to attend. We were on vacation.

At 7:35 we receive a phone call that C. Wright and C. Levin did not show for the meeting. Mayor Hasting did advise the council in advance that he would not be in attendance for the 7-22 meeting. There was a room full of people who came for information. My wife had to attend the meeting with no warning.

At that meeting there was a vote on the Meridia resolution and you could not tell me that the administrator and council did not know that my store was in this zone.

He understood that there will be a revote on the Meridia resolution this evening.

We should not be playing politics as we have so many problems in our town and we have to move forward.

Mayor Hasting stated that the intent was to move forward and everything was appropriate. We know where your store is on Main Street but not the Lot and Block No. That is how it was presented to us. The attorney and I were not aware this was your in-laws property.

Councilman Wright stated that yes he was absent for the last meeting. He did not want to play games.

His obligation is to take action what he thinks and what council thinks is the wisest possible way to make the best possible decisions for our citizens.

We all knew that this resolution was going to be brought up at that meeting.

His thoughts were not going to have the opportunity to discuss with the Mayor and a full council to discuss the merits.

This did not happen at last meeting. He was hoping discretion would prevail.

Very unusual steps were taken, which now looks like there was a rush to do so and did not understand why.

We all know this was going to come back to this meeting to have the right kind of hearing on this resolution to vote the right way.

Tony Pranzatelli asked that in the future that council inform us so that people do not show up.

Councilwoman Bogart noted that if we had a better attendance we would have had the opportunity to discuss a motion to table the resolution until we had a fuller council.

Councilman Levin noted it was told to him that the vote was already decided on before the meeting.

Councilman Lazzaro commented that Tony Pranzatelli has been an outstanding public servant and businessman who have invested in the town. He did not understand the attitude creating negativity toward people that are trying to invest in Bound Brook. We need to have more optimism and support for businessman that want to invest in town.

Linda Brnicevic-20 Talmage Avenue

She stated that the last meeting was bizarre. The Meridia resolution was presented in blocks and lots. The public was shocked as to how it went forward and now this evening you will have a revote on the resolution.

She came to that meeting specifically for the B/R Zone Ordinance.

She expressed her concerns about the gangs and the shooting that happened in her area last year. She asked that if anyone sees graffiti to please call it in.

She stated that she cleans her area of the streets because the street cleaning machine cannot come to the dead end street. She asked if the street cleaning could be coordinated with the signage. The signs are not accurate and some are faded. She asked if a form letter can be left on cars about the sweeping schedule so they remove their cars.

Mayor Hasting advised that we need to know about the signs from residents; they just go without being noticed. We will address those signs.

Howard Berkowitz-733 Cedarcrest Drive

The street sweeping of his street is done the same time recycling is collected. He suggested this be coordinated with the county. The sweeper has to go around all the cans.

He complained about all the signs that were placed on the property in front of Caesars Pizza up on Union Avenue. There were at least 16 signs which seem to be in excess of our ordinance. He asked if the code enforcement could look into that.

Jack Crafchak- Represents the Bound Brook Elks

He stated that the Elks do charitable work for the community. We support the Middle Earth. They just rented property out of where Stan's Shoe Shack was on Main Street. He asked if the potholes on Maiden Lane could be filled; they are quite bad.

Carol Holub-518 West Second Street

She thanked C. Levin for bringing out community workers on Sunday to clean up the Main Street.

Advertised hearings or special presentations – none

Opening of bids - none

Introduction of ordinances - none

Public Hearing-

Ordinance on Final Reading and Consideration: -

ORDINANCE –NO. 2014:06

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTION 21-10.15 B/R BUSINESS/RESIDENTIAL DISTRICT OF CHAPTER XXI, LAND USE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK AND REZONING CERTAIN PROPERTIES ON THE OFFICIAL TAX MAP OF THE BOROUGH OF

BOUND BROOK FROM R-4 ONE AND TWO-FAMILY RESIDENCE DISTRICT, R-6 MULTIPLE FAMILY RESIDENCE AND

NB/R – NEIGHBORHOOD BUSINESS/RESIDENTIAL DISTRICT TO B/R BUSINESS/RESIDENTIAL DISTRICT AND AMENDING THE ZONING MAP ACCORDINGLY

SUMMARY:

Section 21-10.15 B/R Business/Residential District of Chapter XXI, Land Use of the Revised General Ordinance of the Borough of Bound Brook is hereby replaced in its entirety by the document entitled

“A Business/Residential (B/R) Zoning Ordinance, prepared by Group Melvin Design and revised by Carlos Rodrigues, AICP/PP, which is made part of this Ordinance.

Motion to open to public for comment: C. Levin Second: C. Wright

All in favor: Aye

Public Comment:

Linda Brnicevic- 20 Talmage Avenue

She handed out maps for the governing body. She noted that the redevelopment line on the map is incorrect. She noted that two lots were incorrect. Carlos Rodrigues-Planning Board Planner responded. He advised that the map and ordinance are not together. The map that Linda has is a draft of a revised zoning map which he has been working on. He is revising district boundaries to be consistent with the ordinance. These will include boundaries of the redevelopment area; it is a work in progress.

There is no relationship between ordinance and this map.

Linda asked that Church Street be looked at as to what is being proposed. A 4 family is being designated to clean up the B/R Zone which she feels it will encroach on the residential area. She asked that the 4 family be removed and to not go any further north up Talmadge. This will increase the negative effect on neighboring homes. She did not see the reasoning.

Mr. Rodrigues advised that the B/R district line was moved one property north on west side of Church Street. The reason is there are two blocks of townhouses next to each other. The line separating B/R from R4 district runs between those two sets of houses. The recommendation was to move line one parcel up to include the northern block of houses in the B/R district. This portion is the downtown residential district which does not allow for commercial uses and the bulk standards are same.

Motion to close public comment: C. Pranzatelli; second: C. Bogart

All in favor: Ayes

Motion to adopt: C. Pranzatelli; second: C. Wright

C. Levin asked Mr. Rodrigues to give a brief summary of what is being adopted.

Mr. Rodrigues advised that this amendment changes regulations in the B/R district to be consistent with the Downtown Urban Design Plan. It takes the downtown districts and breaks it down to character place areas with a uniform set of standards for the Main Street, the Arts District and the Downtown Residential District. In addition, establishes parking standards. This brings the zoning code up to the 21st century.

He did not see any negatives.

Mr. Bahr noted two sections that were incorrectly noted in the ordinance. Section 5, Block 5-Lot 26A does not appear on the tax map; should be referring to 26.01 and Section 4 Block 12.01 does not exist on tax map.

Mayor Hasting advised that we will move forward with the adoption and make those amendments to the ordinance later.

Roll Call:

C. John Paul Levin_y__C. Daniel Wright _y__C. Vinnie Petti _abstain

C. Lisa Bogart _y__C. Beverly Pranzatelli__y__C. Peter Lazzaro__y__

Ordinance adopted.

Introduction/Discussion of Resolutions:

R2014: 110

Authorize tax collector to issue a refund of tax overpayment on 600 East Union Avenue- Block 13.02-Lot 49

Motion: Wright Second: Levin All in favor: Aye

R2014: 111

Approve a revised contract award amount to Black Rock Enterprises for the 2013 Road Reconstruction Program

Motion: Levin Second: Bogart All in favor: Aye

R2014: 112

Approve the 2014-2015 Liquor License Renewal for Cheers Restaurant Inc

Motion: Levin Second: Pranzatelli All in favor: Aye

R2014:113-

Approve the hire of David Fetchina as Laborer A for the Public Works Department effective July 28, 2014

Motion: Wright Second: Bogart All in favor: Aye

R2014:114-

Approve the appointment of Christopher Czuba as Fire Marshall effective August 13, 2014

Motion: Levin Second: Petti All in favor: Aye

R2014:115

Approve six (6) Grant insertions into the 2014 budget

Motion: Pranzatelli Second: Levin All in favor: Aye

Unfinished Business

****Proposal for Library Staff Parking at Petracca Lot –Hamilton Street-**
Councilwoman Pranzatelli advised that the library is non profit and they will be working directly with Mr. Petracca, not the borough.

****Architect for Library –**

Mr. Bahr advised this will be discussed in executive session under negotiations. Action will be taken after session.

****Municipal Energy Aggregation –**

Councilwoman Bogart advised that a presentation was given last year by Good Energy, an energy aggregator. They went through an RFP process with the Middlesex Regional Education Commission Buy-In Co-op. The company is able to negotiate better electric rates in the delivery of electricity to residents and businesses for the town. The benefit is a lower bill. There are no additional costs. Their company will make people aware of this program. Everyone is opted in and you have the opportunity to opt out of program. If a resident has a secondary supplier they do not opt in. If you remove, then you can opt in.

Ms. Verrone, borough attorney advised that the borough adopted the ordinance last year to implement energy aggregation. Good Energy was the consultant selected by Middlesex Regional. They go out and bid for energy providers for anyone that participates in the program.

Councilwoman Bogart advised that Good Energy will do full scale marketing. There will be an 800 number for any questions. This is a 3 year contract. The consensus of council agreed to move this forward. Councilwoman Bogart will convey to Middlesex Regional. She explored other towns that participated and all comments were positive.

****Application for Tax Abatement/Exemption-Queens Gate Urban Renewal-Ordinance/Authorize execution of financial agreement**

Mr. Regan advised that based on earlier discussions with the governing body and conversations with Queens Gate , we have not come to a total understanding. Mayor Hasting asked for a sub-committee to be appointed to meet and discuss with Mr. Bahr and Mr. Regan.

The subcommittee appointments are Councilwoman Pranzatelli, Councilman Lazzaro and Councilman Levin.

Mr. Regan will coordinate with Mr. Bahr on the meeting date.

Unfinished Business:

Motion moved by Councilman Lazzaro to vote again on the resolution ; second by Councilwoman Bogart. Mayor read the resolution by title...

RESOLUTION NO. 2014-105

RESOLUTION CONDITIONALLY DESIGNATING MERIDIA, LLC, A CAPODAGLI PROPERTY COMPANY, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 1, LOTS 42 & 43; BLOCK 8, LOTS 9.01, 9.02 AND 9.03; AND BLOCK 9, LOTS 4, 4.01, 5, 6, 7, 8, 9, 10 & 10.01 LOCATED IN THE DOWNTOWN REDEVELOPMENT AREA FOR REDEVELOPMENT OF RESIDENTIAL AND MIXED USE DEVELOPMENT

Discussion:

Councilman Levin asked “why the rush” referring to the last meeting. Why are we including certain lots...42 and 43. He thought our legal counsel recommended not going toward properties on the south side adjacent to transit that will affect the transit oriented piece of the project. The borough attorney noted that the lots included in the resolution were requested by the redeveloper. Mr. Regan stated that he said any of the New Jersey Transit owned properties should not be considered by the borough for purposes of designating a redeveloper. New Jersey Transit through sale or lease goes through an RFP process. Those two properties on the south side he believes Meridia has had negotiations or letter of intent to purchase those properties.

Councilman Wright stated there is another developer who is also interested in those two lots; 42 and 43. That developer is Diversified Realty Advisors whose interest is a larger assemblance that would include the New Jersey Transit Properties.

This is one key. He felt if the town designates those two lots in particular in this way we are hurting our chances in getting a Transit Oriented Village. Mr. Regan advised that there is more than enough property available owned by New Jersey Transit to be developed.

Councilman Levin expressed his concerns that we have two developers here and there are overlaps in areas. There is a new request for designation that came in from Meridia.

He wanted to know what the deal was. He found it difficult to approve a designation that two developers want. We now have before us another request for other strategic parts of the downtown. Is this a power struggle for controlling. He understood that the transit piece has to have width in order to make it a sustainable project. Mr. Regan advised that he could not respond to any strategy but he believed there was more than sufficient property available.

Councilman Wright felt we should not designate all of these properties at once until we have some answers. He believed in a free market for multiple developers to have an opportunity to bid and develop alongside of each other. By working together, you achieve a better result. The benefit of having money in escrow is not a huge benefit.

Mr. Regan advised that ultimately it is the governing body's decision. To the point of competition, Meridia has advised they have those two contracts for Lots 42 and 43. The conditional designation gives the redeveloper exclusive option to negotiate a redeveloper agreement. The town controls and negotiates the terms and conditions for the redevelopment of the property.

Councilman Levin recommended leaving the south side alone until we know where we stand and how we stand with New Jersey Transit. He believes the transit piece is the viable project for Bound Brook's future.

Councilwoman Bogart noted that the borough cannot be involved with the New Jersey Transit process.

That project will be a multi- year process before shovels are in the ground.

Councilman Wright agreed with leaving the south side alone.

Councilman Levin noted that if Mr. Capodaglia buys Lots 42 and 43 then he owns it, they are his so there is no rush to the designation.

Councilwoman Bogart stated that the benefit is that the redeveloper will pick up the lawyer fees during the process that the borough would normally incur.

Mr. Regan advised that a letter was sent to the prior mayor that sets forth the process New Jersey Transit is to follow. The town cannot change that process. NJ Transit is preparing a Request for Proposals which is not moving quickly.

Councilman Wright felt that once this designation is made that it is hard to turn around. He felt we are not providing an opportunity for the best development.

Councilman Levin stated that we have been talking about a piece like this for a long time. By rushing into this could cripple opportunities.

He was happy that the process has been allowed to discuss the resolution.

Mayor Hasting asked for a Roll Call on R2014-105:

Councilman Levin- no;

Councilman Wright-no

Councilman Petti-yes

Councilwoman Bogart-yes

Councilwoman Pranzatelli- abstain

Councilman Lazzaro-yes

3 Yes; 2 No; 1 Abstain – PASSED

Ltr dated 7-15-14- Diversified Realty Advisors, LLC-

Request for Redeveloper Designation-

South of Main Street District-Block 1 Lots 41-57, 68.01, 68.02 and 70

Councilman Levin highly recommended to not moving forward with anymore designations until we have more answers. There was no further discussion.

R. Bahr- 2014 Capital Program

Mr. Bahr advised that there was preliminary discussion in the finance committee meeting and we will have more discussion for the next meeting.

Ltr dated 7-30-14- Meridia-Capodagli property

Request for Redeveloper Designation-

Block 1 Lots 57and 70- 408 East Main Street

Discussion: Councilman Lazzaro asked if Councilwoman Pranzatelli was allowed to vote. She advised that there was no conflict with this building. Councilman Levin once again asked that the south side be left alone. There are too many unanswered questions. This overlap was not in Meridia's prior request. He felt because one developer wanted it, now he wants it. He felt something did not smell right and he wanted no part of it.

Councilwoman Pranzatelli stated that she would love to see the bank building downtown developed. If we designate a developer the attorney fees are paid for a 120 day period.

Councilman Wright advised that he has not seen concrete plans from anybody. Mayor Hasting stated that concept plans were presented in the proposal. During the 120 day period more concrete plans will be presented. Mr. Regan advised that the redeveloper pays all professional fees during this period.

Councilman Levin advised he would like to know why he should vote yes on this resolution. He asked what the strategy behind this is.

A motion to adopt was moved by Councilman Lazzaro; second by Councilwoman Bogart

Roll Call:

Councilman Levin- no

Councilman Wright-no

Councilman Petti-yes

Councilwoman Bogart-yes

Councilwoman Pranzatelli-yes

Councilman Lazzaro-yes

4-Yes; 2-No – PASSED

Councilwoman Pranzatelli asked now that the B/R Ordinance has been adopted, that Carlos Rodrigues, Planning Board Planner be able to speak about the amendments for the Redevelopment Plan for Area A.

Carlos advised he was hired in 2011 to amend the redevelopment plan for Area One. We expedited a subsection of the redevelopment area to accommodate the Meridia Project. We took a piece out and created a sub-district which was adopted in 2012. This opened the door for the project to go to the planning board for approval. Amendments were placed on the back burner knowing that the B/R amendments were afoot. Now it is appropriate to go back and finish the rest of the plan for area one.

Maps were handed out by Carlos. He noted to further sub-divide area one into smaller sections. Complete the process into 3 additional sub-districts and create standards for each one of them. The part that covers the industrial park is a question mark.

Mr. Bahr advised that we should take one step back and have Carlos give us a proposal; a not to exceed number. We need to look at the budget and the Planning Board Budget that we can afford to do this.

Carlos stated that he would like to continue to finalize this.

Councilwoman Pranzatelli suggested looking at a change to the industrial park for the benefit of the borough.

Councilman Petti asked if there was a law that the town has industrial designated in town if we relocate it. The borough attorney replied that you do not.

Councilman Wright had no opposition to Carlos finishing the amendments. He asked that the funding be looked at per the administrator.

Carlos Rodrigues was excused from the meeting

For notification: Mayor Hasting reported on a Planning Board Resignation- Jorge Casacuberta

Approve a Firemen's Membership Application: none

Open to the public for comments

Sandra Anne Nowak-

She is the owner of two properties in Bound Brook. She asked if every piece of redevelopment will bring in more apartments. She had concerns with the apartments. She asked how many council go downtown. If you do not go downtown you do not see the issues with all apartments.

The Mayor advised that the intent of the development is first floor mixed use and second story apartments.

There has not been any proposal yet for the Brass Rail property. The intent is to be in compliance; mixed use on bottom and apartments above.

She expressed concerns with the redevelopment parking. Mayor advised that Meridia has met requirements for parking. He could not answer for the rest of the buildings as we have no specifics yet.

Councilwoman Pranzatelli noted that there is parking on the other side of the railroad tracks.

Ms. Nowak advised that there are parking problems at the end of Talmadge Avenue. Mayor Hasting noted that he was aware of parking issues around the town.

Ms. Nowak was not in favor of the redevelopment downtown. She stated that it was not fair to the downtown. She felt redevelopment was not doing any good with having a home on Talmadge Avenue. Some plans just do not work for the town.

Roseanne Short-169 Cherry Avenue

She disagreed with the voting on the additional designation of Meridia for the downtown. The town cannot just have one or two developers come in. We need to let others come in. We need to look at everything.

She brought up when Advance Properties came in to the borough years back. They had big plans for Bound Brook. Nothing came of those plans; they just took off. The town needs tax rebates, not redevelopers.

Having apartments over stores and businesses is not good. Our High School cannot handle the additional children.

If you redevelop the bank building downtown into a restaurant there is no parking.

She asked why there has not been any talk about the transit station. Are we working on a grant. This is most important right now to get the station fixed up.

Councilwoman Pranzatelli advised that the borough did interview six developers and only two gave us a proposal. By bringing in more revenue it will help to stabilize the taxes. The goal is to continue to develop our town and bring back services.

We are looking at possible work on the train station with the help of a developer; possible negotiating tactics we might use. We have some funding set aside for the station and are looking at grants. We are very interested in developing the train station and agree that something should be done very soon.

Carol Holub-518 West Second Street

She asked for an explanation on the tax abatement exemption for Queens Gate. She asked if they were paying land taxes. Mayor responded yes.

She asked as they move persons in, no one will have to pay for 20 years?

Mr. Bahr clarified that this council and previous council have never talked tax abatement. The 20 years is absurd. No town is doing this.

The program the town is looking at is a pilot; a payment in lieu of taxes.

An annual assessment against property that is paid instead of taxes and could vary in different amounts and years.

Mayor Hasting stated that this is still under negotiations.

Linda Brnicevic-20 Talmage Avenue

She stated in regards to the pilot programs, they are based on certain information on the complex, other projection of children and other variables. She asked what if the projection is incorrect and what mechanism is in the contract to protect the borough and not have the burden of additional taxes. Mayor Hasting replied that it is based on construction cost or based on the percentage of gross revenue. This one being discussed is based on gross revenue.

She asked if the project is not gross, what happens then. The Mayor replied that it is based on their gross.

Mr. Bahr stated that the minimum annual assessment charge they would have to pay.

She asked if we do get more children, do we have a plan for that.

Mayor replied there is no mechanism built.

Councilwoman Pranzatelli stated that if there are 100 children the revenue to the town goes up.

Linda asked about the industrial business in the rezoning. What happens if you have no industrial zone, where do you go. Mayor advised the existing are grandfathered in, no new.

Councilman Wright advised the point is the town will get more money from a development effort for a number of years. This is a benefit reducing taxes, bringing in more revenue and satisfy requirement of services that we have to take care of via taxes. This is a good deal for them as well as the town.

Mayor Hasting advised that with a pilot program the bulk of the money goes to the town, 5% to the county and the school none.

Mr. Bahr advised in summation that all these properties in pilot will be on the tax roles that will benefit taxpayers for 100 years.

The benefit is new taxable property on line to help taxpayers of the town.

Linda expressed her concerns about the density of the projects focusing on Queens Gate.

Abel Gomez-516 West Second Street

He brought up the reports that were done on the number of children that would be entering the school system. It is not true that the school budget would increase with increased enrollment. As a former member of the school board, there has been a 2% increase every year across the board. He did share the concerns of overcrowding issues discussed.

Adjourn to executive session at 10:30 p.m.

R2014: 116

Authorize executive session for (Legal Advice) Personnel; Negotiations;

Mayor advised action may be taken after session.

Motion: C. Pranzatelli Second: C. Levin All in favor: yes

A resolution was moved by Councilwoman Bogart to hire Michael Calafati Architect for repairs to the Main Reading Room in the amount of \$18,500.00; second by Councilman Wright; All in favor: Ayes

Adjournment @ 10: 45 p.m.

Motion: C. Pranzatelli Second: C. Lazzaro All in favor: Ayes

Respectfully submitted by,

Donna Marie Godleski, Borough Clerk