

**BOROUGH OF BOUND BROOK  
AGENDA MEETING MINUTES  
NOVEMBER 18, 2014**

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 Opening Prayer.

ROLL CALL

Mayor Robert Fazen	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:

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

Approval of Minutes:

October 14 2014 Agenda and October 28 2014 Regular Meeting Minutes;  
Executive Session October 14 and October 28 2014 Minutes;  
Motion: C. Levin Second: C. Wright All in favor: Ayes

Mayor's Comment –

Mayor Fazen stated that this is his first meeting as newly elected Mayor.  
The election campaign is over and he is hopeful for good communication  
with councilmember's. He asked about discussion of items with council  
through e-mail, for example the Meridia Redevelopment Proposal No. 2 and  
the New Jersey Transit Request for Proposals. The borough attorney  
advised when you create a quorum through e-mail there is a problem.  
You may communicate with one and not copy anyone else.  
Mayor Fazen advised that he will be coming into the office everyday and  
going to meetings. He asked if there would be a problem communicating  
with council by e-mail on any information brought back from his meetings.

The borough attorney advised when council starts to comment it links to discussion and there may be a problem.

Councilman Wright suggested that the Mayor send the information to himself and bcc to everyone else. Those persons can only reply directly to you.

Mayor Fazen asked that council do the same to keep everyone informed with information.

Mayor Fazen asked if he wanted to make a recommended change, does he have to wait for a meeting. For example, the New Jersey Transit Request For Proposals. The borough attorney advised that it should be discussed with council at a meeting.

Councilman Levin advised that also a committee can be created to discuss.

Mayor Fazen advised that he attended a meeting on November 17<sup>th</sup> with the Raritan Valley Rail Coalition. He noted that he is a trustee. The discussion was the “One Seat Ride” which will start in January for the night time. All trains after 8 p.m. coming into Bound Brook will leave New York straight through to Bound Brook. There will be four (4) trains leaving New York straight through to Bound Brook.

The third phase of the “one seat ride” is weekends leaving Bound Brook straight into New York.

There was heavy discussion at the meeting with respect to Bound Brook.

It has become the “Rodney Dangerfield” of the Raritan Valley Line. It is not receiving any attention and not improving.

Mayor Fazen suggested that future redevelopment in the borough help us get the East Bound Train Station fixed up. As winter is upon us, it is unfortunate persons have no place to go into at the station.

Councilman Levin advised that several persons from New Jersey Transit came to Bound Brook in October for a tour of the station. Mr. Bahr is in communication with New Jersey Transit.

One of the questions that came up is who actually owns the train station.

This will be followed up on.

Mayor Fazen advised that there is a Lung Cancer Screening at Robert Wood Johnson Somerset Hospital for \$99.00. It is posted on the bulletin board at borough hall.

Mayor Fazen advised that he met with Advance Realty.

A map of Redevelopment Area 2 was shown which is from Route 287 to Church Street and from the River up to Second Avenue. He stated that Advance Realty has the redevelopment rights for this area. Those rights carry ten (10) years after the certification of flood proofing. Mayor Fazen reminded Advance of this and they were well aware. At some point Advance Realty is very interested in discussing redevelopment. They signed a redevelopment agreement with Bridgewater Township for a 110 acre 470 residential unit. They are very anxious to get back to residential redevelopment and Bound Brook is one of their targets.

Mayor Fazen reported on the borough's recent redevelopment agreements. The first thing he had to do in office was execute the 20 year pilot agreement with Queens Gate agreed to by the council. He advised that after he read the agreement in summary we gave Queens Gate a \$500,000 break on property tax with the pilot and for the residents of Bound Brook we decreased their tax burden by \$50,000.00. He spoke with Queens Gate and stated that he was not too happy with the agreement.

He advised to the council that any future agreements we should be more careful with.

Mayor Fazen reviewed the Meridia Agreement and stated that we did better with a savings of \$720,000 on property taxes. It should be somewhat equal; we should be receiving the same amount as the contractor.

Councilwoman Bogart advised that there were reasons those two projects were negotiated differently. The properties were very different from each other and there were rather narrow confines in negotiations of a pilot set by state statute.

Mayor Fazen advised for New Business that our police department has requested the borough place a memorial in honor of police officer Samuel Kriney. He was the one and only officer who died in the line of duty. The police department has recommended the Pocket Park on East Main Street.

Mayor Fazen circulated the information around to the councilmember's for their review.

Mayor Fazen advised that Officer Pikulin is organizing the Christmas parade for December 5<sup>th</sup>.

Councilwoman Pranzatelli advised that it should be voted on this evening.

Mayor Fazen advised that he will make his announcements at the same time the council gives their committee reports.

Engineers Report – T&M Associates – October 1-31-2014

Dale Leubner reported on the Army Corp Project.

Updates- ACOE is currently performing an archeological dig within the NJ Transit parking lot portion of the project.

Extension of Diversion Pipe 5-scheduled for this week during daytime hours.

The separated storm water systems on Main Street have now been interconnected. This will provide greater capacity should one system get overburdened.

Project completion delayed to February 2015 due to delay obtaining materials.

March-April for levee certification.

Robert Keady reported:

A bid opening is scheduled for November 19 @ 10 a.m.- for the Basin 4 Sanitary Sewer Rehabilitation.

2013 Road Improvement Program.- Church Street is substantially complete.

Concrete work on Grove Street is substantially complete.

Concrete work on Wahneta Drive is underway.

Miscellaneous repairs on Watchung Road are underway.

2014 Road Improvement Program- the survey work is underway.

Presentation of communications, petitions, etc. –none

Greetings for comments and invitation for discussion

John Buckley-234 West Main Street

Mr. Buckley advised that in looking at the redevelopment zone map presented earlier, he questioned redevelopment area 2 over to Church Street. He was curious in terms of the current redevelopment plan which extends over to Church Street.

Mayor Fazen advised that is why he brought this up earlier. There is a conflict in Area One overlapping one block into Area Two.

This will be reviewed and discussed.

Advertised hearings or special presentations – none

Opening of bids -

Mayor Fazen advised there will be a bid opening advertised for November 19 @ 10 a.m.- for the Basin 4 Sanitary Sewer Rehabilitation

Introduction of ordinances - First Reading

ORDINANCE NO. 2014: 12

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

MOTION: C. LEVIN SECOND: C. WRIGHT

SUMMARY: INCORPORATE THE LATEST REVISION OF TRESS FOR NEW JERSEY STREETS

ROLL CALL:

C. John Paul Levin\_Y\_\_C. Daniel Wright \_Y\_\_C. Vinnie Petti \_Y\_\_  
C. Lisa Bogart \_Y\_\_C. Beverly Pranzatelli\_Y\_\_C. Peter Lazzaro\_\_Y\_\_

Ordinance will be referred over to the Planning Board for review for a period of 45 days.

Ordinance on Final Reading and Consideration: - None

Introduction/Discussion of Resolutions:

R2014: 147

Authorize Finance Officer to issue a refund for an erroneous marriage license application

Motion: C. Wright Second: C. Levin All in favor: Ayes

R2014:148

Authorize the Finance Officer to issue a refund for a firearms permit

Motion: C. Bogart Second: C. Petti All in favor: Ayes

R2014:149

Authorize the Finance Officer to issue a refund of 2<sup>nd</sup> & 3<sup>rd</sup> Qtr 2014 sewer billing error-Block 8 Lot 9.04-7 East Main Street

Motion: C. Wright                      Second: C. Levin                      All in favor: Ayes

R2014: 150

Accept resignation letter from Angela Gattozzi as Deputy Court Administrator and authorize the process for a new hire

Motion: C. Levin                      Second: C. Petti                      All in favor: Ayes

R2014: 151

Accept resignation letter from Jacquelyn Taylor as Police Dispatcher and authorize the process for a new hire

Motion: C. Wright                      Second: C. Petti                      All in favor: Ayes

R2014: 152

Approve Change Order No. 2 to Black Rock Enterprises, LLC for the 2013 Road Reconstruction Project

Motion: C. Levin                      Second: C. Petti                      All in favor: Ayes

Unfinished Business

Councilwoman Pranzatelli asked for a status on the energy aggregation program.

Councilwoman Bogart advised that she will follow-up with Mr. Bahr.

There is additional paperwork that is required to be filed.

Councilman Levin explained to Mayor Fazen that this is a third party energy supplier. Everyone in the borough is in unless you opt out.

There is a guaranteed reduced rate for electricity.

Councilman Levin asked if there was going to be any discussion this evening on the Designation of Meridia for Area No. 2.

The borough attorney advised that she will speak with Mr. Regan, Redevelopment Attorney when this will be ready for discussion.

There are two meetings before the 120 days expires.

The borough has the option to either extend or designate.

Councilman Wright clarified that there are two items on the table; the extension of designation and the redevelopment agreement.

We began talking about the agreement in executive session at the last meeting.

Councilman Levin asked that when we do begin to discuss in executive session that newly elect Councilman Gomez and Fiadino be included.

New Business

Mayor Fazen advised that we will have a formal resolution prepared for the next council meeting for Officer Samuel Kriney requested by the police department.

Mayor Fazen addressed the Municipal Clerk to Advertise and Post Notice of Request for Qualifications for the year 2015- Notice/RFQ Packets will be posted to the borough website and advertised in the Courier and Star-Ledger.

Motion moved by C. Levin; second by C. Pranzatelli; All in favor: Ayes

2013 Road Program – Grove Street

Inquiry from resident to have sidewalks installed from Vosseller Avenue to St. Johns Place.

Mayor Fazen stated that this has been addressed.

She never had a sidewalk and there was no plan for one in the project.

She has sidewalk on Vosseller, not on Grove Avenue.

The consensus of council agreed to hold off on this request.

Approve a Special Event Permit Application:

Bound Brook Police Department- December 5<sup>th</sup> Christmas tree lighting and parade @ 6 p.m.

Motion to approve subject to department approvals....C. Petti;

C. Levin; All in favor: Ayes

Approve a Firemen's Membership Application: None

Open to the public for comments

Michele DeFazio-606 Church Street

She advised that when the heat is on in council chambers it is very difficult to hear the mayor and council speak.

Mayor Fazen advised that it would be looked at.

She thanked the Mayor for asking for the careful consideration of pilot programs in the redevelopment agreements.

As a school board member for twenty years it would be very beneficial to our school system that funding is considered from a future redevelopment agreement.

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Mayor Fazen advised that the town is not required to give funds to the Board of Education but this can be looked at. It cannot be placed in the pilot agreement; needs to be separate.

Executive Session:

R2014: 153- no session

Adjournment @ 8:30 p.m.

Motion: C. Petti    Second: C. Bogart    All in favor: Ayes