BOROUGH OF BOUND BROOK -
AGENDA MEETING MINUTES-SEPTEMBER 10, 2013

Mayor Pilato called the meeting to order at 7:30 PM with a reading of the Open Public Meetings Law Statement, Opening Prayer read by the Borough Clerk followed by the Pledge of Allegiance.

ROLL CALL

Mayor Carey Pilato	present
Councilman Mark Hasting	present
Councilman Anthony Pranzatelli	present
Councilman John Miller	present
Councilman John Paul Levin	present
Councilman Vinnie Petti	present
Councilwoman Lisa Bogart	present

Present:
Donna Marie Godleski, Borough Clerk
Randy Bahr, Administrator
Borough Attorney James G. O'Donohue, Esq. –Hill-Wallack
Police Chief Michael Jannone
Robert Keady, Engineer- T&M Associates
Dale Leubner – Senior Staff Designer-T&M Associates

Mayor Pilato asked that the Remarks at the National Day of Prayer and Remembrance Service of September 14, 2001 be entered in the record of minutes for the September 11, 2001 tragedy.
Mayor Pilato reviewed the items on the meeting agenda and noted action may be taken after executive session.

Approval of Minutes:
Regular Meeting August 20, 2013 Minutes
Executive Session Minutes August 20, 2013 for Content Only
Motion moved by C. Miller; second by C. Hasting
Abstain: C. Pranzatelli

Engineers Report – T&M Associates – August 1-August 31, 2013
Dale Leubner reported on the Greenbrook Flood Control Project outstanding items.

Robert Keady reported the 2011 Road Reconstruction West is complete. The 2012 Road Program continues with curbing on Cedarcrest Drive. The sewer work remains Metape to Chestnut. The Church Street storm drainage repairs target mid-October.
The NJDOT Grant is due September 20, 2013. Suggest moving forward with Church Street and Franklin Street.

Questions/concerns were addressed by the Mayor and Councilmember's.
Questions/concerns were addressed from the public.

Presentation of communications, petitions, etc. –none

Greetings for comments and invitation for discussion

Michele DeFazio-606 Church Street
She extended an invitation to the Middle Earth Basketball Game.
We are playing in conjunction with our students and Somerville.
The date is October 26 at 12 noon at the high school.

Roseanne Short 169 Cherry Avenue
She stated that she was not in favor of the special event street fair.
Mayor noted that it is on the agenda for discussion. There are many concerns which will be addressed.

Carol Holub 518 West Second Street
She asked for an update on Talmadge Commons Project.
Mayor provided an update stating that a private entity from Somerville purchased the property. It will be a mixed use; retail and apartments on the top.

Rob Spence- 117 West Main Street
He has property next to the four families by the Talmadge Commons Project. He asked for a status on the project. He asked that the No Parking Sign
be put back up. It is difficult for him to empty refuse into his container.

Joe Cryan 4 West Main Street
He has excess parking behind his building and would be willing to offer it to the borough.

Mayor noted that he appreciated the offer but it was too late.
Mr. Cryan expressed his concerns about a commercial truck that is parked in the municipal lot with a hang tag. He asked how this truck is allowed to park there. He noted that it has been there several months.

Dan Fazio- 603 Church Street
He stated that he is the owner of 273 West Main Street.
He expressed his concerns on the ordinance on the agenda for introduction regarding the registration of rental units, the licensing of landlords and imposing sanctions on the landlords who permit repeated violations of law by their tenants. He asked how you can hold landlords accountable. There will be a number of consequences.
Mayor noted that there is an animal house ordinance currently on the books. We are not changing what is currently on the books, just changing the name.

Paul Psak- 222 East Main Street
He expressed his concerns on Ordinance No. 2013-12. He felt that the landlords should not be responsible for tenants. The tenants should be fined not the owner.

Michele DeFazio 605 Church Street
She asked for clarification on the current ordinance on the books for the registration of rental units.

Advertised hearings or special presentations –

Presentation:
Sun Pacific Power Inc. - Nicholas B. Campanella –President
Topic: Installation of bus shelters at designated New Jersey Transit bus stops within the borough.
Mr. Campanella presented an agreement to replace all the existing bus stops within the borough with a new solar power design with cameras. There would be no cost to the town.
The company maintains the bus stops and does comply with DOT regulations.
Mayor recommended that the Administration Committee review the agreement.
The agreement is for ten (10) years.
This item will be placed on the next meeting agenda for action.

Opening of bids - None

Introduction of ordinances - First Reading

BOUND BROOK BOROUGH ORDINANCE 2013-_12 _____

AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK IN THE COUNTY OF SOMERSET, CHAPTER 15, HOUSING, TO ESTABLISH A UNIFORM SYSTEM FOR THE REGISTRATION OF RENTAL UNITS, THE LICENSING OF LANDLORDS, AND TO IMPOSE SANCTIONS ON LANDLORDS WHO PERMIT REPEATED VIOLATIONS OF LAW BY THEIR TENANTS.

Summary: Require persons who engage in the business of offering property for rent to obtain a license and file a registration statement. Each licensed registered operator will pay a single annual fee. Re-inspection fee after denial or revocation of rental license.
Penalty fees for offenses.
Motion: C. Miller Second: C. Hasting
Discussion: Mr. O'Donohue noted that Mr. Ruscetta-Code Enforcement Officer provided him with several changes to the ordinance. Mayor Pilato advised the ordinance will be published in full.
Roll Call: Unanimous – Second Reading September 24, 2013

Ordinance on Final Reading and Consideration: -

BOUND BROOK BOROUGH ORDINANCE NO. 2013-08

AN ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF $225,00 FOR THE PERMANENT REPAIRS TO THE CHURCH STREET CULVERT AS A LOCAL IMPROVEMENT, AND PROVIDING FOR A SUPPLEMENTAL SPECIAL ASSESSMENT FOR 100% OF THE COST THEREOF UPON THE BENEFITTED PROPERTY OWNERS

Summary: For the improvement described and is hereby appropriated the additional sum of $225,000 from the Capital Improvement Fund or by the issuance of bonds or notes.
Motion to open to the public: C. Miller Second: C. Pranzatelli
All in favor: Aye
Public Comment: none
Motion to close public comment: C. Miller; Second: C. Hasting
All in favor: Aye
Motion to adopt: C. Miller Second: C. Hasting
Roll Call Vote: Unanimously approved

BOUND BROOK BOROUGH BOND ORDINANCE NO. B2013-09

AN ORDINANCE OF THE BOROUGH OF BOUND BROOK, IN THE COUNTY OF SOMERSET, NEW JERSEY, PROVIDING A SUPPLEMENTAL APPROPRIATION OF $225,000 FOR THE REPAIR OF THE CHURCH STREET CULVERT AND OTHER RELATED EXPENSES IN AND FOR THE BOROUGH OF BOUND BROOK, AND PROVIDING FOR THE ISSUANCE OF $213,750 IN BONDS OR NOTES OF THE BOROUGH OF BOUND BROOK TO FINANCE THE SAME AND DIRECTING THE SPECIAL ASSESSMENT OF THE COST THEREOF.
Summary: For the improvement or purpose described appropriated the supplemental amount of $225,000, such sum being in addition to the $250,000 appropriated therefore by Bond Ordinance No. B2012-20 and
Including the sum of $11,250 as the additional down payment required by the Local Bond Law.
The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.
Motion to open to the public: C. Miller Second: C. Hasting
All in favor: Aye
Public Comment: None
Motion to close public comment: C. Levin Second: C. Hasting
All in favor: Aye
Motion to adopt: C. Pranzatelli Second: C. Hasting
Roll Call Vote: Unanimously adopted

BOROUGH OF BOUND BROOK ORDINANCE NO. 2013-10

AN ORDINANCE PROVIDING FOR CLOTHING DONATION BINS WITHIN THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET,
STATE OF NEW JERSEY

Summary: Chapter IV General Licensing Article I of the Code of the Borough of Bound Brook is amended to add Section 4-18-Licensing of Clothing Donation Bins-The Zoning Officer shall impose a permit fee of $25.00 annually for each bin.
Motion to open to the public: C. Miller Second: C. Hasting
All in favor: Aye
Public Comment: Carol Holub-518 West Second Street
R. Short- 169 Cherry Avenue
Motion to close public comment: C. Levin Second: C. Hasting All in favor: Aye
Motion to adopt: C. Pranzatelli Second: C. Hasting
Roll Call Vote: Unanimously adopted

BOROUGH OF BOUND BROOK ORDINANCE NO. 2013-11

AN ORDINANCE REGULATING NEWSPAPER VENDING MACHINES OR NEWS RACK DISTRIBUTION BOXES IN THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET, STATE OF NEW JERSEY

Summary: The Code of the Borough of Bound Brook is hereby amended to add as Chapter XXXV, Newspaper Distribution Boxes. The Zoning Officer shall impose each box is registered and an annual fee for each inspection shall be $75.00 per box.
Motion to open to the public: Miller Second: Hasting
All in favor: Aye
Public Comment: R. Short -169 Cherry
Motion to close public comment: Pranzatelli Second: Hasting
All in favor: Aye
Motion to adopt: Miller Second: Pranzatelli
Roll Call: Unanimously adopted

Introduction/Discussion of Resolutions:

Resolution No. 2013: 151
Approve the Adoption of the 2013 Municipal Budget
Motion: Hasting Second: Levin
Discussion: Mr. Bahr reviewed Moody's Report.
Comments presented by Mayor and Councilmember's.
Roll Call for Adoption:
C. Hasting- yes C. Pranzatelli- no __C. Miller-yes
C. Levin-yes C. Petti- no C. Bogart- no
3 Yes
3 No
Mayor Pilato – yes
Municipal Budget passed.

R2013: 152
Approve an amendment to the 2013 salary resolution
Motion: Hasting Second:Miller All in favor: Aye

R2013: 153
Authorize the settlement of 2011, 2012 and 2013 tax appeals filed by MF Carriage Park
Block 68, Lot 1.02
Motion: Miller Second:Hasting All in favor: Aye

2013: 154
Authorize a contract with the County of Somerset to provide participation in a cooperative means of conducting certain Community Development Block Grant and Home Investment Partnership Program Activities
Motion: Miller Second: Hasting All in favor: Aye

R2013: 155
Authorize the Tax Collector to issue overpayments of property tax – 622 Church Street; 758 Schoolhouse Lane
Motion: Pranzatelli Second: Hasting All in favor: Aye

R2013: 156
Authorize a contract award to Adamsville Maintenance, Inc. for the Church Street Culvert Upstream Extension Replacement
Motion: Hasting Second: Miller All in favor: Aye

R2013:157
Approve the submission of grant application and execution of grant contract with the New Jersey Department of Transportation for the Church Street Improvements
(from East Franklin Street to N.J.S.H. Rt. 28) project.
Motion: Miller Second: Hasting All in favor: Aye

Unfinished Business

Resolution to award a three (3) year contract to Peter Rubinetti Private Disposal, LLC
for the collection and disposal of solid waste
Motion: Hasting Second: Pranzatelli All in favor: Aye

New Business

Approve a Special Event Permit Application:
No Action: Pending approvals
American Hose & Engine House No. 2
Event: Coin Toss – Fire House Fundraiser
Location: Vosseller Avenue & Route 28 at Traffic Light
Date: September 21, 2013 Time: 8a.m.-12 Noon

Approve a Special Event Permit Application:
No Action:
Rotary Club-Elias Ezra
Event: Street Fair – Vendors, Churches, Non-Profits- Arts, Crafts, Food
Proceeds to benefit scholarships for Bound Brook High School Senior College Scholarship
Location: Route 28 between Thompson Avenue and Vosseller Avenue
Date: September 21, 2013
Time: 6 a.m. – 6 p.m.

C. Levin:
Proposed an ordinance for consideration:
An Ordinance Establishing an Arts and Cultural District
Ordinance will be sent over to the Planning Board to review and submit their recommendations within 45 days.

C. Levin:
Street Fair October 4 and 5th-
This Is It Contract- He is meeting with Scott Harrison to discuss the event.
It will be set up in the New Jersey Transit Lot with amusement rides; food vendors and a beer garden with possible entertainment.
The attorney will negotiate the contract for the street fair.

Open to the public for comments

Carol Holub-518 West Second Street
She asked for an update on the Bolmer Site.
She was not in favor of a street fair up on Union Avenue.
She stated that the borough attorney and the borough engineers are an asset for Bound Brook.

Fred Holub-518 West Second Street
He asked why we need Wi-Fi at bus stops. Mayor stated so you will not get charged for using the internet.
He stated that the pocket park on Tea Street is in bad shape.

Executive Session:
R2013: 158
Authorize executive session for (_Personnel)
Matters: Fire Chief; Police Department Policy; Update on Carriage Park
Motion: Hasting Second: Miller All in favor: Ayes

Adjournment @ 11:30 p.m.
Motion: Miller Second: Hasting All in favor: Ayes

Respectfully submitted by,
Donna Marie Godleski, Borough Clerk