



**BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
JANUARY 10, 2023 AT 7:00 P.M.**

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**CALL TO ORDER**

This meeting is being held in compliance with the Open Public Meeting Law in that the requirements of the law have been met with the posting of the meeting notice on the Municipal Bulletin Board, filed with the Borough Clerk and forwarded to The Courier News and The Star Ledger.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Mayor David Morris  
Council President Abel Gomez  
C. Vinnie Petti  
C. Anthony Pranzatelli  
C. Dominic Longo  
C. Linda Brnicevic  
C. Kendall Lopez

**APPROVAL OF MINUTES**

**ADVERTISED HEARING OR SPECIAL PRESENTATION**

Proclamation- Dick Shive

**PRESENTATION OF COMMUNICATIONS, PETITIONS, ETC.**

**GREETINGS FOR COMMENTS AND INVITATIONS FOR DISCUSSION**

**OPENING OF BIDS**



**INTRODUCTION/DISCUSSION OF RESOLUTIONS**

2023-011 Resolution Appointing Jim Suk as Emergency Management Coordinator Retroactive to January 1, 2022

Motion: Second:

Roll Call:

C. Abel Gomez\_\_\_\_ C. Vinnie Petti\_\_\_\_ C. Anthony Pranzatelli\_\_\_\_

C. Dominic Longo\_\_\_\_ C. Linda Brnicevic \_\_\_\_ C. Kendall Lopez\_\_\_\_

The resolutions listed below were submitted to the Governing Body for review and will be adopted by one motion.

If separate discussion is desired, the resolution may be removed by council action.

Motion: Second: All in Favor:

2023-012 Resolution Authorizing Refund for the Overpayment of 2022 Sewer Fees for 733 Cedarcrest Drive, Also Known on the Tax Map as Block 69, Lot 52 in the Amount of \$124.07

2023-013 Resolution Awarding 2023 Professional Services Contract

2023-014 Resolution Authorizing an Extension of 2022 Towing Licenses to March 1, 2023

2023-015 Resolution Appointing Erik Mickelson as Fire Marshal for the 2023 Calendar Year

2023-016 Resolution Memorializing Confirmation of Acceptance of Jason Gianotto’s New Jersey State Firemen’s Association Application for Membership to the Bound Brook Fire Department

2023-017 Resolution Authorizing a Non-Fair and Open Contract to T&M Associates for 2022 Road Program Engineering Design and Survey Services in the amount of \$35,965.00



**INTRODUCTION OF ORDINANCES – FIRST READING**

Ordinance 2023-01 An Ordinance of the Borough Council of the Borough of Bound Brook Amending the Amended Redevelopment Plan for Redevelopment Area 1 Pursuant to N.J.S.A. 40A:12A-1 et seq. for the Inclusion of Lot 68.031 in Sub Area 1.4, as Indicated on the Zoning Map

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on January 24, 2023.

Second:

Roll Call:

C. Abel Gomez\_\_\_\_ C. Vinnie Petti\_\_\_\_ C. Anthony Pranzatelli\_\_\_\_

C. Dominic Longo\_\_\_\_ C. Linda Brnicevic \_\_\_\_ C. Kendall Lopez\_\_\_\_

Ordinance 2023-02 An Ordinance of the Borough Council of the Borough of Bound Brook Repealing Ordinance 2019-01, Amendment to Salary Range Ordinance for the Office of Emergency Management Coordinator

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on January 24, 2023.

Second:

Roll Call:

C. Abel Gomez\_\_\_\_ C. Vinnie Petti\_\_\_\_ C. Anthony Pranzatelli\_\_\_\_

C. Dominic Longo\_\_\_\_ C. Linda Brnicevic \_\_\_\_ C. Kendall Lopez\_\_\_\_

**ORDINANCE ON FINAL READING AND CONSIDERATION- SECOND READING**

**UNFINISHED BUSINESS**



**NEW BUSINESS**

Special Event Permit Fee & Application Waiver- Relief Fire Co. No. 4 Coin Toss

**APPROVAL OF VOUCHERS**

2023-018 Resolution Approving Vouchers in the Amount of \$78,498.55

Motion: Second:

Roll Call:

C. Abel Gomez\_\_\_\_ C. Vinnie Petti\_\_\_\_ C. Anthony Pranzatelli\_\_\_\_

C. Dominic Longo\_\_\_\_ C. Linda Brnicevic \_\_\_\_ C. Kendall Lopez\_\_\_\_

**OPEN TO THE PUBLIC FOR COMMENT**

**AUTHORIZE EXECUTIVE SESSION**

**ADJOURNMENT**

Motion: Second: All in favor:

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-011

RESOLUTION APPOINTING JIM SUK AS EMERGENCY MANAGEMENT  
COORDINATOR RETROACTIVE TO JANUARY 1, 2022

WHEREAS, the Emergency Management Coordinator position is a Mayoral appointment; and

WHEREAS, Jim Suk was appointed as Emergency Management Coordinator for a three (3) year term at the January 2022 Reorganization Meeting; and

WHEREAS, this resolution shall memorialize said appointment;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bound Brook, County of Somerset, that the appointment of Jim Suk as Emergency Management Coordinator for a three (3) year term ending December 31, 2024 is memorialized and retroactive to January 1, 2022.

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-012

RESOLUTION AUTHORIZING REFUND FOR THE OVERPAYMENT OF 2022 SEWER FEES FOR 733 CEDARCREST DRIVE, ALSO KNOWN ON THE TAX MAP AS BLOCK 69, LOT 52 IN THE AMOUNT OF \$124.07

**WHEREAS**, the records of the Tax Collector of the Borough of Bound Brook reflect an overpayment of 2022 sewer on the following property due to an irrigation appeal approved by the Bound Brook Director of Public Works:

<u>Refund To:</u>	<u>Property Location</u>	<u>Blk/Lot/Qual</u>	<u>Amount</u>
Berkowitz, Howard & Sandra	733 Cedarcrest	069/052	\$124.07

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Bound Brook, County of Somerset, State of New Jersey that the sewer overpayment be refunded as per the list above.

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-013

RESOLUTION AWARDING 2022 PROFESSIONAL SERVICES CONTRACTS

WHEREAS, the governing body of the Borough of Bound Brook has the need to acquire certain professionals; and

WHEREAS, the Borough of Bound Brook solicited qualifications for certain professional services for the calendar year 2022 through a fair and open process in accordance with N.J.S.A. 19:44a-20.5 et seq.;

WHEREAS, those professionals listed were appointed at the Reorganization Meeting of January 3, 2023;

WHEREAS, the Chief Finance Officer has certified the availability of funds from the 2023 budget;

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a notice of the resolution awarding contracts for professional services without competitive bids must be publicly advertised;

WHEREAS, the Mayor and Borough Clerk are authorized to execute the professional services agreements subject to review of the Borough Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Bound Brook that the following professional services contracts are approved:

Municipal Attorney and Labor Attorney-  
DeCotiis, Fitzpatrick, Cole & Giblin, LLP, Paramus, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Combined amount not to exceed: \$300,000.00

Municipal Auditor-  
Suplee, Clooney & Company, Westfield, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$50,000.00

Municipal Bond Counsel-  
McManimon, Scotland & Baumann, Roseland, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$10,000.00

Municipal Borough Engineer  
T& M Associates, Middletown, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$15,000.00

Municipal Grant Writer-  
Millenium Strategies, Caldwell, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$39,600.00

Municipal Prosecutor-  
Law Offices of John E. Bruder, Bound Brook, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$40,000.00

Municipal Public Defender-  
Flanagan Baron & O'Brien, LLC, Bernardsville, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$20,000.00

Municipal Tax Appeal Counsel  
Shain Schaffer Jalloh, Bernardsville, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$10,000.00

Municipal Financial Advisor  
NW Financial Group, Hoboken, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$10,000.00

Municipal Planner  
Design Solutions, Princeton, NJ  
1 year agreement – January 1, 2023 to December 31, 2023  
Amount not to exceed: \$15,000.00

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2023



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-014

RESOLUTION AUTHORIZING AN EXTENSION OF 2022 TOWING LICENSES TO  
MARCH 1, 2023

WHEREAS, Section 4-22, "Towers and Wreckers" of the Revised General Ordinances of the Borough of Bound Brook establish licensing procedures for wrecker services; and

WHEREAS, all towing licenses shall expire on December 31 of each year; and

WHEREAS, the Borough desires to extend the towing licenses until March 1, 2023;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bound Brook, County of Somerset, State of New Jersey that the 2022 towing licenses be extended to March 1, 2023.

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-015

RESOLUTION APPOINTING ERIK MICKELSON AS FIRE MARSHAL FOR THE 2023  
CALENDAR YEAR

WHEREAS, the Borough of Bound Brook is required to appoint a Fire Marshal annually;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bound Brook, County of Somerset, State of New Jersey that Erik Mickelson be appointed as Fire Marshal for 2023 calendar year.

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-016

RESOLUTION MEMORIALIZING CONFIRMATION OF ACCEPTANCE OF JASON GIANOTTA NEW JERSEY STATE FIREMEN'S ASSOCIATION APPLICATION FOR MEMBERSHIP TO THE BOUND BROOK FIRE DEPARTMENT

WHEREAS, Jason Gianotto has applied to become a volunteer firefighter in the Borough of Bound Brook Fire Department Hose Company No. 1; and

WHEREAS, evidence of physical fitness and background check were waived.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bound Brook, County of Somerset, State of New Jersey that the New Jersey State Firemen's Association Application for Membership for Jason Gianotto to Hose Company No. 1 is hereby accepted.

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2022

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption:, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-017

RESOLUTION AUTHORIZING A NON-FAIR AND OPEN CONTRACT AWARD TO T&M ASSOCIATES FOR 2022 ROAD PROGRAM ENGINEERING DESIGN AND SURVEY SERVICES IN THE AMOUNT OF \$35,965.00

WHEREAS, the Borough received funding from Somerset County Community Development Grant and New Jersey Department of Transportation Local Aid for the 2022 Road Program; and

WHEREAS, the 2022 Road Program includes the reconstruction of:

Maiden Lane from West High Street to '175 south of West High Street

West Second Street from Church Street to Mountain Avenue

Park Place from West High Street to Evergreen Avenue

WHEREAS, T&M submitted a proposal for the above services in the amount of \$35,965.00; and

WHEREAS, the Chief Financial Officer certified the funds in account# 04- 2022-202207- 0000- 3- 00000

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bound Brook that the contract is awarded to T&M Associates for the 2022 Road Program Engineering Design and Survey Services.

BE IT FURTHER RESOLVED that the Chapter 271 Political Contribution Disclosure Statement and Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to publish notice of the award of the contract in the official newspaper of the Borough in accordance with N.J.S.A. 40A:11-5(1)(ii).

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_  
Mayor David Morris

Date of Adoption: January 10, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2023-01

**AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 1 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. FOR THE INCLUSION OF LOT 68.031 IN SUB-AREA 1.4 AS INDICATED ON THE ZONING MAP**

**BE IT ORDAINED** by the Borough Council of the Borough of Bound Brook, in the County of Somerset and State of New Jersey, as follows:

**SECTION I** Pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et seq.), the Bound Brook Borough Council (“Borough Council”), by a Resolution adopted in February 2000, determined that a significant portion of the Borough of Bound Brook, including its downtown, was an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 6 (the “Redevelopment Area”).

**SECTION II** Subsequently, the Redevelopment Area was divided into two (2) parts, known as Redevelopment Area 1 (the eastern portion) and Redevelopment Area 2 (the western portion).

**SECTION III** On February 17, 2000, the Borough Council adopted a Redevelopment Plan for Redevelopment Areas 1 and 2.

**SECTION IV** In April 2012, the Borough Council adopted an amendment to the Redevelopment Plan for Redevelopment Area 1, which was prepared by Carlos Rodrigues, FAICP/PP, creating a new Sub-district 1.1 and adopting an amended redevelopment plan for Sub-district 1.1.

**SECTION V** On August 11, 2015, the Borough Council adopted an ordinance further amending the Redevelopment Plan for Redevelopment Area 1, which was prepared by Carlos Rodrigues, FAICP/PP and is entitled “Amended Redevelopment Plan for Redevelopment Area 1: Sub-Areas 1.1, 1.2, 1.3 and 1.4. Additional amendments have been adopted in 2017, 2018, 2019 and 2022.

**SECTION VI** At the Borough’s direction, further amendments (hereinafter referred to as the “Amendments”) to the Amended Redevelopment Plan for Redevelopment Area 1, Sub-Area 1.4 have been prepared by Carlos Rodrigues, FAICP/PP. New language is underscored, while deleted language is indicated by a ~~strike through~~ and explanatory comments are [bracketed].

- (a) Section 1.1 – Introduction for Redevelopment Area 1: Sub-Areas 1.1, 1.2, 1.3 and 1.4, Page 3: Block 1, lots 42.1, 44-49, 49.01, 50-55, 56.01, 56.02, 57-67, 68.02, 68.03, ~~and 70~~, and lot 68.031, as indicated on the revised zoning map. [The rest of this section is left unchanged].
- (b) Section 1.2 – Redevelopment Area 1: Sub-Areas 1.1, 1.2, 1.3 and 1.4 Defined [..]  
Sub-Area 1.4 is located on both sides of East Main Street, north of the railroad right-of-way, between Church Street and the Borough line with Middlesex Borough. It includes the following parcels:  
Block 1, lots 42.01, 4344-49, 49.01, 50-55, 56.01, 56.02, 57-67, 68.02, 68.03, 68.031 and 70; [The rest of this section is left unchanged]

Most of Sub-Area 1.4 is zoned Business-Residential (B-R), with the following exceptions:

- A number of properties fronting on the east side of East Street and on both sides of East Second Street are zoned Residential 6 (R-6);
  - Billion Legion Park is zoned Office-Business (O-B);
  - Four parcels on the East side of Hamilton Street, south of East High Street, are also zoned Office-Business (O-B);
  - A number of properties along both sides of Church Street, south of East Second Street, are zoned Residential 4 (R-4); and
  - The block defined by John Street, East Second Street, Mountain Avenue and an un- named alley behind East Main Street is also zoned Residential 4 (R-4).
  - Lot 68.031, previously zoned Railroad – RR, is now included in the B-R district.
- (c) Section 8.2.2.1 – Relationship to the Intent and Purpose of the Master Plan [add to the end of this section]: The Planning Board adopted a Master Plan Reexamination Report in June of 2017, a Land Use Plan element and a Statement of Goals and Objectives in February of 2019 and a Master Plan Reexamination Report in October of 2019. This Redevelopment Plan for Area 1 is generally consistent with those documents and is intended to implement them.
- (d) The zoning map shall be amended to reflect the inclusion of lot 68.031 in Sub-Area 1.4.

**SECTION VII** Upon introduction of this Ordinance, these Amendments shall be referred to the Borough Planning Board (the “Planning Board”) for its review and consideration pursuant to N.J.S.A. 40A:12A-7.e.

**Section VIII** Prior to the adoption of the Amendments, the Planning Board shall, within 45 days after referral by Borough Council, transmit to Borough Council a report containing its recommendation concerning the Amendments pursuant to N.J.S.A. 40A:12A-7.e.

**SECTION IX** Upon receipt of the Planning Board’s recommendations, or 45 days after the referral, Borough Council shall act upon this Ordinance adopting, or not, these Amendments pursuant to N.J.S.A. 40A:12A-7.f. and no further review by the Borough Planning Board is required.

**SECTION X** Borough Council hereby adopts these Amendments.

**SECTION XI** Upon adoption of this Ordinance, the Redevelopment Plan for Redevelopment Area 1 shall be amended accordingly and shall include the date of adoption of this Ordinance.

**SECTION XII** This Ordinance shall take effect after publication in accordance with applicable law.

ATTEST

\_\_\_\_\_  
Jasmine D. McCoy  
Borough Clerk

BOROUGH OF BOUND BROOK

\_\_\_\_\_  
Mayor David Morris

Date of Introduction: January 10, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK REPEALING ORDINANCE 2019-01, AMENDMENT TO SALARY RANGE, FOR THE OFFICE OF EMERGENCY MANGEMENT COORDINATOR

**WHEREAS**, Ordinance 2019-01, “Amendment to Salary Range Ordinance” was introduced on January 22, 2019 to set rates for the position of Office of Emergency Management Coordinator; and later adopted on February 26, 2019 (the “Ordinance”);

**WHEREAS**, the “Ordinance” provided the payment of salaries, wages or compensation described therein was subject to funding in the 2019 budget and subsequent budgets notwithstanding the effective date of this Ordinance; and

**WHEREAS**, the funding for the position of Office of Emergency Management Coordinator does not exist in the current budget and as such, it is in the best interest of the Borough to repeal the Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook, County of Somerset, State of New Jersey, Ordinance 2019-01, “Amendment to Salary Range Ordinance” is repealed.

**SECTION 1: EFFECTIVE DATE**

This Ordinance shall take effect immediately upon passage and publication as provided by law.

ATTEST

\_\_\_\_\_  
Jasmine D. McCoy  
Borough Clerk

BOROUGH OF BOUND BROOK

\_\_\_\_\_  
Mayor David Morris

Date of Introduction: January 26, 2023



BOROUGH OF BOUND BROOK  
RESOLUTION 2023-018

APPROVAL OF VOUCHERS

BE IT HEREBY RESOLVED by the Mayor and Council of the Borough of Bound Brook, County of Somerset, and State of New Jersey that vouchers are approved for the following funds in the amount of \$ 78,498.55.

<u>FUND</u>	<u>AMOUNT</u>
CURRENT	\$ 34,918.72
GRANT FUND	\$ 8,269.83
GENERAL CAPITAL FUND	\$ 35,310.00
TOTAL	<u>\$ 78,498.55</u>

Approved:

\_\_\_\_\_  
Mayor David Morris

Attest:

\_\_\_\_\_  
Jasmine D. McCoy, Borough Clerk

Date of Adoption: January 10, 2022