



**BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
DECEMBER 28, 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**

December 12, 2023 Regular Meeting

Motion:           Second:

Roll Call:

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

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

December 12, 2023 Executive Session

Motion:           Second:



Roll Call:

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

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

**ADVERTISED HEARING OR SPECIAL PRESENTATION**

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

**GREETINGS FOR COMMENTS AND INVITATIONS FOR DISCUSSION**

**OPENING OF BIDS**

**ENGINEER’S REPORT- DALE LEUBNER, DIRECTOR OF PUBLIC WORKS**

**COMMITTEE REPORTS**

Chair of Finance – C. Dominic Longo

Liaison Committees: Recreation Commission, Special Improvement District

Chair of Public Works, Bldgs., Grounds & Utilities – C. Linda Brnicevic

Liaison Committees: Library Advisory Board, Shade Tree Commission

Chair of Public Safety (Police & Fire) – C. Abel Gomez

Liaison Committees: Board of Engineers, Office of Emergency Management, Rescue Squad, Parking Commission, Planning Board, Cultural Arts Committee

Chair of Personnel, Administration & Ordinances - C. Kendall Lopez

Liaison Committees: Board of Education, Historic Preservation Commission

Chair of Economic Development C. Anthony Pranzatelli

Liaison Committees: Bound Brook Seniors

Chair of Zoning, Construction & Code Enforcement - C. Vinnie Petti

Liaison Committees: BB/SBB Municipal Alliance/ Youth Services Commission, Board of Health



**INTRODUCTION OF ORDINANCES – FIRST READING**

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

Ordinance 2023-055 An Ordinance Amending the Amended Redevelopment for Redevelopment Area 2 Pursuant to N.J.S.A. 40A:12A-et seq. to Increase Minimum Setbacks

Motion to open public comment: Second:

Public Comment:

Motion to close public comment: Second:

Motion: Movant: I move the ordinance be passed on second reading and advertised according to law.

Second: Discussion:

Roll Call:

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

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

**INTRODUCTION/DISCUSSION OF RESOLUTIONS**

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:

2023-345 Resolution Authorizing Change Order No. 5 to John O’Hara Company for the Bound Brook Train Station East Bound Waiting Room and Platform Renovations for a Contract Increase in the Amount \$59,066.12

2023-346 Resolution Approving a Refund to Jennfier R. Jacobus, Esq., Attorney for Troyer, Mark & DOPP, Amy, Block 069 Lot 032, Property Location 621-623 Crescent Drive, Bound Brook, NJ 08805 for 2023 State Tax Court Judgement Docket No. 007957-2023



- 2023-347 Resolution Approving 2024 Towing License Renewals
- 2023-348 Resolution Authorizing the Chief Financial Officer to Cancel Trust Fund Reserves that are No Longer Operational
- 2023-349 Resolution Authorizing the Chief Financial Officer to Cancel the Balances in the Sewer Capital Fund
- 2023-350 Resolution of Support of Assembly Bill No. 4536/ Senate Bill NO. S304 to Establish Minimum Registered Professional Nurse Staffing Standards
- 2023-351 Resolution Authorizing Change Order No. 1- Spartan Construction for Bound Brook Library Interior and Exterior Repairs

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**APPROVAL OF VOUCHERS**

2023-352 Resolution Approving Vouchers in the Amount of \$858,820.60

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

ORDINANCE NO. 2023-055

**AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 2 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

**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 November 2009, the Borough Council adopted an amendment to the Redevelopment Plan creating a separate redevelopment plan for Redevelopment Area 2.

**SECTION V** On August 11, 2015, the Borough Council adopted an ordinance amending the Redevelopment Plan for Redevelopment Area 2, which was prepared by Carlos Rodrigues, FAICP/PP and is entitled “Amended Redevelopment Plan for Redevelopment Area 2: Sub-Areas 2.1, 2.2. and 2.3. Additional amendments were adopted in 2019 and 2021.

**SECTION V** At the Borough’s direction, further amendments to the Amended Redevelopment Plan for Redevelopment Area 2 have been prepared by Carlos Rodrigues, FAICP/PP, and are hereinafter referred to as the “Amendments” (Deleted language is indicated by a ~~strikeout~~, while new language is indicated in **bold**):

(a) Sub-Area 2.1, Section 4.2.6, Subsection (b)(page 18)to read:

Exemption from the requirements of Section 21-10.15.E.7 (b): The minimum front yard building setback from the West Main Street curb line, East of Columbus Place, is twenty (20) feet. The

minimum front yard setback from the Columbus Place curb line is **also twenty fifteen (15)** feet; and the minimum front yard setback from the West Main Street curb line (West of Columbus Place) is ten (10) feet. The minimum front yard setback for buildings fronting on Drake Street and Church Street is ~~also ten (10)~~ **fifteen (15) feet**. Greater front yard setbacks are permissible, and encouraged, for building with ground floor restaurants or cafes, where outdoor dining is desired, as well as buildings with ground floor activities that would benefit from outdoor displays. The front yard for corner lots shall be defined as the side where the front door to the building is located. Through lots – lots with frontage on two parallel streets – shall treat both sides as front yards.

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

**SECTION VIII** Upon receipt of the Planning Board’s recommendation, the Borough Council shall act upon this Ordinance adopting the Amendments pursuant to N.J.S.A. 40A:12A-7.f. and no further review of the Borough Planning Board is required.

**SECTION IX** The Borough Council hereby adopts the Amendments to the Amended Redevelopment Plan for Redevelopment Area 2.

**SECTION X** Upon adoption of this Ordinance, the Amendments to the Amended Redevelopment Plan for Redevelopment Area 2 shall include the date of adoption of this Ordinance.

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

## **SECTION 2: REPEAL OF INCONSISTENT PROVISIONS**

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

## **SECTION 3: SEVERABILITY**

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4: EFFECTIVE DATE**

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

**SECTION 5: CODIFICATION**

This ordinance shall be a part of the Code of Borough of Bound Brook as though codified and fully set forth therein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

ATTEST

BOROUGH OF BOUND BROOK

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

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

Date of Introduction: December 28, 2023



# BOROUGH OF BOUND BROOK

## PLANNING BOARD

December 15, 2023

Honorable David Morris, Mayor  
Borough of Bound Brook  
230 Hamilton Street  
Bound Brook, NJ 08805-2017

**Re: Borough Council Ordinance 2023-055**

**An Ordinance Amending the Amended Redevelopment for Redevelopment Area 2  
Pursuant to N.J.S.A. 40A:12A-et seq. to Increase Minimum Setbacks**

At its meeting on Thursday, December 14, 2023, the Planning Board, pursuant to N.J.S.A. 40A:12A-1 et seq, found Ordinance 2023-055 not inconsistent with the Master Plan.

**Motion:** Scott Sloan **Second:** Wale Adewunmi

**Roll Call:** Ayes: Mike Witt, Scott Sloan, Cathy Ann Baker Roll, Wale Adewunmi, Maralee Sanders, Jim Ayotte

Absent: Mark Speed, Mayor David Morris, Councilman Abel Gomez, Dominic Moramarco

Very truly yours,

Michael D. Witt, Chairman

Bound Brook Municipal Land Use Board



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-345

**RESOLUTION AUTHORIZING CHANGER ORDER NO. 5 TO JOHN O’HARA COMPANY FOR THE BOUND BROOK TRAIN STATION EAST BOUND WAITING ROOM & PLATFORM RENOVATIONS FOR A CONTRACT INCREASE IN THE AMOUNT OF \$59,066.12**

**WHEREAS**, Resolution 2023-114 authorized Change Order No. 1 for an extension of time request to John O’Hara Company for the construction of the Bound Brook Train Station East Bound Waiting Room and Platform Renovations project; and

**WHEREAS**, Resolution 2023-212 authorized Change Order No. 2 for an extension of time request to John O’Hara Company for the construction of the Bound Brook Train Station East Bound Waiting Room and Platform Renovations project; and

**WHEREAS**, Resolution 2023-290 authorized Change Order No. 3 and 4 for an extension of time contract increasing the total contract amount by \$91,691.68; and

**WHEREAS**, due to project extensions design changes and additional flagger costs requiring a contract increase in the amount of \$59,066.12;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook, that Change Order No. 5 in the amount of \$59,066.12 be authorized.

Attest:

Approved:

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

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-346

**RESOLUTION APPROVING A REFUND TO JENNIFER R. JACOBUS, ESQ., ATTORNEY FOR TROYER, MARK & DOPP, AMY, BLOCK 069 LOT 032, PROPERTY LOCATION 621-623 CRESCENT DRIVE, BOUND BROOK, NJ 08805 FOR 2023 STATE TAX COURT JUDGEMENT DOCKET NO. 007957-2023**

**WHEREAS**, the records of the Tax Collector of the Borough of Bound Brook reflect an overpayment of 2023 Taxes in the amount of \$448.02

**WHEREAS**, the property is located at 621-623 East Main Street, Block 069 Lot 032;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Bound Brook, County of Somerset and State of New Jersey, that the Tax Collector is hereby authorized and directed to refund \$448.02 to Jennifer R. Jacobus, Esq., Attorney for Troyer, Mark & Dopp, Amy for the overpayment of 2023 taxes as a result of State of New Jersey Tax Court Judgement.

Attest:

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

Approved:

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-347

**RESOLUTION APPROVING 2024 TOWING LICENSE RENEWALS**

**WHEREAS**, Section 4-22 “Towers and Wreckers” of the Revised General Ordinances permits application for Towing and Wrecking licenses within the Borough of Bound Brook; and

**WHEREAS**, two (2) completed applications have been received and licensing fees paid for the year 2024 from the following companies:

E&N Towing, Bridgewater, New Jersey  
Mike’s Towing & Recovery, Bridgewater, New Jersey

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Bound Brook that the above referenced towing license applications are approved for the 2024 calendar year.

Attest:

Approved:

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

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-348

**RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO CANCEL TRUST FUND RESERVES THAT ARE NO LONGER OPERATIONAL**

**WHEREAS**, the Borough of Bound Brook was previously authorized to create trust funds for various purposes, and

**WHEREAS**, the need for those Trust reserves no longer exist, and

**WHEREAS**, the CFO desires to cancel those reserves;

**NOW THEREFORE**, the Borough Council of the Borough of Bound Brook, County of Somerset is authorized to cancel the following reserves:

Reserve for Pfizer Review	\$7,794.50
Reserve Queens Gate UCC Inspection	\$2,448.67
Reserve for Rehabilitation Sewer	\$801.45
Reserve for Chase Bank UCC	\$1,356.25
Reserve for Newsletter	\$627.63
Reserve for Off Duty Employment	\$3,134.64
Reserve for Merc crem LLC	\$98.72

Attest:

Approved:

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

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-349

**RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO CANCEL THE BALANCES IN THE SEWER CAPITAL FUND**

**WHEREAS**, the Borough of Bound Brook has a balance in Capital Improvement Fund in the Sewer Capital Fund, and

**WHEREAS**, the sewer utility was sold in 2022 and the need for this Capital Improvement Fund no longer exist, and

**WHEREAS**, the CFO desires to cancel this balance;

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Bound Brook, County of Somerset is authorized to cancel the following Capital Improvement Fund:

Capital Improvement Fund-Sewer Capital    \$50,000.00

Attest:

Approved:

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

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-350

**RESOLUTION IN SUPPORT OF ASSEMBLY BILL NI. 4536/ SENATE BILL NO. S304  
TO ESTABLISH MINIMUM REGISTERED PROFESSIONAL NURSE STAFFING  
STANDARDS**

**WHEREAS**, a one-patient increase in a nurse's workload increased the likelihood of an in-patient death within 30 days of admission by 7 percent, and

**WHEREAS**, mortality risk decreases by 9 percent for ICU patients and 16 percent for surgery patients with the increase of one FTE (fulltime) RN per patient day; and

**WHEREAS**, nurse staffing shortages are a factor in one out of every four unexpected hospital deaths or injuries caused by errors; and

**WHEREAS**, a 2021 study published in the American Journal of Infection Control found that each additional sepsis patient per nurse was associated with 19% higher odds of in-hospital mortality; and

**WHEREAS**, a study of New York hospitals in 2021 showed significant decreases in patient deaths would occur if patient care was limited to a ratio of 4 patients to 1 Nurse: 4,370 deaths would have been avoided in New York just among Medicare patients during the two-year study; and

**WHEREAS**, understaffing at hospitals, ambulatory surgery facilities, and State developmental centers and psychiatric hospitals has been demonstrated to be an underlying cause of the current nursing shortage, because higher patient assignments create higher levels of job dissatisfaction, burnout, and turnover rates among nurses;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Bound Brook as follows:

1. The Borough of Bound Brook hereby urges its elected representatives in the New Jersey State Legislature to adopt [Assembly Bill No. 4536/Senate Bill No. S304](#).

Attest:

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

Approved:

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-351

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1- SPARTAN CONSTRUCTION  
FOR BOUND BROOK LIBRARY INTERIOR AND EXTERIOR REPAIRS**

**WHEREAS**, Resolution 2023-286 awarded contract to Spartan Construction for the Bound Brook Library Interior and Exterior Repairs; and

**WHEREAS**, due to the discovery of asbestos, there is a change in the scope of work; and

**WHEREAS**, there is an overall credit in the amount of \$36,116 for the project;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook that Change Order No. 1- Spartan Construction for the Bound Brook Library Interior and Exterior Repairs is hereby authorized with an overall credit in the amount of \$36,116.

Attest:

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

Approved:

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

Date of Adoption: December 28, 2023

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2023-352

**RESOLUTION APPROVING VOUCHERS IN THE AMOUNT OF \$ 858,820.60**

**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 \$858,820.60.

<u>FUND</u>	<u>AMOUNT</u>
CURRENT	\$ 517,014.13
GRANT FUND	\$ 259,137.51
GENERAL CAPITAL FUND	\$ 72,853.36
GENERAL TRUST FUND	\$ 6,450.00
HOUSING REHAB	\$ 3,365.60
TOTAL	<u>\$ 858,820.60</u>

Attest:

Approved:

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

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

Date of Adoption: December 28, 2023