



**BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
JUNE 25, 2024 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 Dominic Longo  
Council President Kendall Lopez  
C. Vinnie Petti  
C. Linda Brnicevic  
C. Glen Rossi  
C. Shawn Guerra  
C. David Morris

**APPROVAL OF MINUTES**

May 11, 2024 Regular Meeting

Motion:           Second:

Roll Call:

C. Vinnie Petti\_\_\_\_ C. Linda Brnicevic \_\_\_\_ Kendall Lopez\_\_\_\_

C. Glen Rossi\_\_\_\_ C. Shawn Guerra\_\_\_\_ C. David Morris\_\_\_\_



May 11, 2024 Executive Session

Motion:           Second:

Roll Call:

C. Vinnie Petti\_\_\_ C. Linda Brnicevic \_\_\_ Kendall Lopez\_\_\_

C. Glen Rossi\_\_\_ C. Shawn Guerra\_\_\_ C. David Morris\_\_\_

**ADVERTISED HEARING OR SPECIAL PRESENTATION**

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

**GREETINGS FOR COMMENTS AND INVITATIONS FOR DISCUSSION**

**OPENING OF BIDS**

**DEPARTMENT REPORTS OF PUBLIC WORKS REPORT**

**COMMITTEE REPORTS**

Chair of Finance – C. David Morris

Liaison Committees: Recreation Commission

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

Liaison Committees: Architectural Review Advisory Committee, Cultural Arts Committee,  
Library Advisory Board, Planning Board, Bound Brook Seniors

Chair of Public Safety (Police & Fire) – C. Vinnie Petti

Liaison Committees: Fire Department, Office of Emergency Management, Parking Commission,  
Rescue Squad

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

Liaison Committees: Board of Education, Historic Preservation Commission

Chair of Economic Development C. Glen Rossi

Liaison Committees: Special Improvement District

Chair of Zoning, Construction & Code Enforcement - C. Shawn Guerra

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



**INTRODUCTION OF ORDINANCES – FIRST READING**

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

**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:

- |          |   |
|----------|---|
| 2024-170 | Resolution Approving and Directing the Mayor to Execute and Deliver a Certificate of Completion to on Behalf of the Borough of Bound Brook for 507 East Main Street Urban Renewal, LLC for Property Known as 507 East Main Street, Also Known on the Tax Map as Block 13.03, Lots 1 and 12.01 and Block 13, Lot 10.01 |
| 2024-171 | Resolution Authorizing Cancellation of Various Grant Receivable Balances and Appropriated Reserves  |
| 2024-172 | Resolution Awarding Contract to Community Grants, Planning and Housing for Housing Rehabilitation   |
| 2024-173 | Resolution Authorizing an Addendum to the Collective Bargaining Agreement with the Superior Officers Association Bound Brook Local #380 for the Period of January 1, 2024 through December 31, 2028   |
| 2024-174 | Resolution Authorizing an Addendum to the Agreement Between the Borough of Bound Brook and the Chief of Police, Richard Colombaroni   |
| 2024-175 | Resolution Authorizing Relief of Moratorium on Kings Court  |
| 2024-176 | Resolution Approving Liquor License Renewals for 2024-2025  |
| 2024-177 | Resolution Authorizing Cancellations of Refuse Billing for Ineligible Properties  |
| 2024-178 | Resolution Authorizing a Refund to DS Investments LLC for a Bounced Check Fee in the Amount of \$20.00  |



**UNFINISHED BUSINESS**

**NEW BUSINESS**

**APPROVAL OF VOUCHERS**

2024-179 Resolution Approving Vouchers in the Amount of \$1,444,138.40

Motion: Second:

Roll Call:

C. Vinnie Petti\_\_\_ C. Linda Brnicevic \_\_\_ Kendall Lopez\_\_\_

C. Glen Rossi\_\_\_ C. Shawn Guerra\_\_\_ C. David Morris\_\_\_

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT**

Motion: Second: All in favor:

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-170

**RESOLUTION APPROVING AND DIRECTING THE MAYOR TO EXECUTE A CERTIFICATE OF COMPLETION TO 507 EAST MAIN STREET URBAN RENEWAL, L FOR PROPERTY KNOWN AS 507 WEST MAIN STREET, BLOCK 13.03, LOTS 1 AND 12.01 AND BLOCK 13, LOT 10.01 LOCATED IN REDEVELOPMENT AREA 1**

**WHEREAS**, property commonly known and identified as 507 East Main Street and designated as Block 13.03, Lots 1 and 12.01 and Block 13, Lot 10.01 on the official tax map of the Borough of Bound Brook (the “Property”), is located within the Downtown Redevelopment Area (the “Redevelopment Area”) in the Borough of Bound Brook; and

**WHEREAS**, the Property is subject to the Redevelopment Plan for the Redevelopment Area, as amended (the “Redevelopment Plan”) and

**WHEREAS**, the Property is presently owned by 507 East Main Street Urban Renewal, and

**WHEREAS**, the Borough of Bound Brook (the “Borough”) previously entered into a redevelopment agreement with the Redeveloper dated November 7, 2017 (the “Redevelopment Agreement”) for the redevelopment of the Property (the “Project; and

**WHEREAS**, the Redeveloper has achieved Substantial Completion of the Project under the terms of the Redevelopment Agreement to the satisfaction of the Borough; and

**WHEREAS**, based upon the Substantial Completion of the Project under the terms of the Redevelopment Agreement, the Redeveloper has requested that the Borough execute and deliver a Certificate of Completion pursuant to and consistent with the terms of the Redevelopment Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Bound Brook that it hereby approves and directs the Mayor to execute and deliver to the Redeveloper a Certificate of Completion for the Project pursuant to and consistent with the terms of the Redevelopment Agreement.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed to execute any and all documents necessary or convenient to the transaction(s) contemplated and authorized, subject to final review and approval by the Borough Attorney.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-171

**CANCELLATION OF VARIOUS GRANT RECEIVABLE BALANCES AND APPROPRIATED RESERVES**

**WHEREAS**, there are various grants that are no longer active, and projects were completed; and

**WHEREAS**, those grants are no longer required; and

**WHEREAS**, the Borough of Bound Brook desires to cancel those balances

**NOW THEREFORE, BE IT RESOLVED**, by the council of the Borough of Bound Brook, that the following Grant Receivables and Appropriated Reserves be cancelled:

<b>Grant Receivable</b>	Clean Fleet	4,000.00
<b>Appropriated Reserve</b>	Clean Fleet	4,000.00

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-172

**RESOLUTION AWARDING CONTRACT TO COMMUNITY GRANTS, PLANNING AND HOUSING FOR HOUSING REHABILITATION ADMINISTRATION**

**WHEREAS**, the Borough of Bound Brook requires Housing Rehabilitation Program Administration Services; and

**WHEREAS**, the Borough wishes to retain the services of CGP&H, LLC (“CGP&H”) to perform such affordable housing administrative services in accordance with its proposal, attached hereto; and

**WHEREAS**, CGP&H possesses the requisite expertise and skilled personnel required to provide affordable housing administrative services to the Borough; and

**WHEREAS**, the Mayor and Council of the Borough are desirous of awarding a contract for affordable housing advisory services to CGP&H in accordance with the procedures mandated under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

**WHEREAS**, N.J.S.A. 40A:11-1 et seq. requires that the resolution awarding contracts for services without competitive bidding and the agreement between the parties must be available for public inspection; and

**WHEREAS**, the affordable housing advisory services are for an amount not to exceed \$40,000, which below the public bid threshold under the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; but exceeds the “pay to play” threshold \$17,500 under the New Jersey Local Unit Pay-To-Play Law, N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, proposed cost of services to be provided for the affordable housing consultation services is set forth in CGP&H’s accompanying proposal which is available for public review in the Borough Clerk’s office; and

**WHEREAS**, copies of the Political Disclosure Form, Business Entity Disclosure Statement and Business Registration Certificate for CGP&H - revealing that CGP&H has not made any reportable political contributions - have been filed with the Borough Clerk; and

**WHEREAS**, the award of a contract for the performance of affordable housing administrative services is in the best interests of the Borough and the implementation of this contract is necessary for the efficient operation of the Borough;

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

1. That CGP&H shall be and is hereby appointed to perform professional affordable housing administrative services on an as needed basis to the Borough, in accordance with its proposal, attached hereto and made a part hereof, for an amount not to exceed \$40,000.

2. That the Mayor be and is hereby authorized to execute a contract with CGP&H for the provision of affordable housing advisory services to the Borough.

3. That CGP&H is specifically placed on notice that it will be required to comply with the Affirmative Action regulations of P.L. 1975 c. 127.

4. That a notice of the contract award shall be published, and this resolution must be available for public inspection, in accordance with the requirements of N.J.S.A. 40A:11-1 et seq.

5. That the Chief Financial Officer shall certify as to the availability of funds for this purpose in account # 11- 9999- 0000- 0000- 2- 01000.

6. That no further action of the Borough shall be required.

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-173

**RESOLUTION AUTHORIZING AN ADDENDUM TO THE COLLECTIVE BARGAINING AGREEMENT WITH THE SUPERIOR OFFICERS ASSOCIATION OF NEW JERSEY STATE POLICEMAN'S BENEVOLENT ASSOCIATION BOUND BROOK LOCAL #380 FOR THE PERIOD OF JANUARY 1, 2024, THROUGH DECEMBER 31, 2028**

**WHEREAS**, the Borough of Bound Brook ("hereinafter referred to as "the Borough") and the Superior Officers Association of New Jersey State Policeman's Benevolent Association Bound Brook Local #380 ("hereinafter referred to as "SOA") entered into a collective bargaining agreement November 9, 2023; and

**WHEREAS**, the governing body desires to make and an addendum to the collective bargaining to bring the SOA Collective Bargaining Agreement into alignment with the PBA Patrolmans Collective Bargaining Agreement; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Bound Brook authorize amending the SOA Collective Bargaining Agreement as follows:

**1. ARTICLE XXVI HEALTH BENEFITS CO-PAYMENT**

- A. Health Benefit Premium Co-Payments: Officers shall contribute the requisite amount required by P.L. 2011, c. 78 (commonly referred to as "Chapter 78") to the cost of medical benefits. The dental plan payment limitations set forth in the prior section shall remain.

**2. ARTICLE XVI RETIREMENT BENEFITS**

Section 1.

Effective January 1, 2024, upon retirement and 25 (twenty-five) years in the Police and Firemen's Retirement System or retiring under Police and Firemen's Retirement System disability retirement, the member's medical-surgical premiums that were maintained while employed shall continue to be paid in full by the Borough.

**3. ARTICLE VII BASE SALARY, WAGES AND LONGEVITY**

Section II:

Salaries for members of the SOA shall be adjusted as follows:

- i. 2024 Salary Increase of \$6,000 for Captain and Lieutenant  
ii. Annual salary increases for years 2025 through 2028 shall be amended as follows:

2025 – 2.75%

2026 – 2.75%

2027 – 2.75%

2028 – 2.75%

4. The is authorized Mayor to execute the addendum on behalf of the Borough.

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-174

**RESOLUTION AUTHORIZING AN ADDENDUM TO THE AGREEMENT BETWEEN THE BOROUGH OF BOUND BROOK AND THE CHIEF OF POLICE, RICHARD COLOMBARONI**

**WHEREAS**, Resolution 2022-069 appointed Richard Colombaroni as Chief of Police; and

**WHEREAS**, Resolution 2022-131-1 authorized a Salary Compensation Agreement between the Borough of Bound Brook and Chief of Police, Richard Colombaroni; and

**WHEREAS**, Resolution 2023-105 amended the effective date of the Chief of Police's appointment to April 1, 2023; and

**WHEREAS**, Resolution 2024-050 authorized an addendum to the Agreement of the Chief of Police to incorporate Chapter 48, wherein the Borough shall elect to pay State Health Benefits for the Chief and his surviving spouse and any qualifying dependents effective January 1, 2024; and

**WHEREAS**, the governing body has determined that it is appropriate to adjust the Chief of Police's salary compensation in line with the Superior Officers salary schedule, by increasing the 2024 salary by \$6,000;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook authorize amending Article X of the Employment Agreement to increase the Chief's 2024 salary \$6,000 and authorizes the Mayor to execute the addendum on behalf of the Borough.

Attest:

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

Approved:

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-175

**RESOLUTION APPROVING RELIEF OF MORATORIUM ON KINGS COURT FOR A ROAD OPENING PERMIT**

**WHEREAS**, a road opening permit was submitted by PSE&G to repair a gas leak at 318 Kings Court; and

**WHEREAS**, Kings Court was resurfaced in 2022 and therefore is currently under a four (4) year moratorium; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook that the moratorium be relieved during this work and subject to the approval of the Director of Public Works including, but not limited to, an infrared pavement repair of all utility patches the roadway.

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-176

**RESOLUTION APPROVING LIQUOR LICENSE RENEWALS FOR 2024-2025**

**WHEREAS**, the following applications were received for renewal of their Plenary Retail Consumption, Plenary Retail Distribution and Club Licenses; and

**WHEREAS**, said applications comply with the Rules and Regulations of the Division of Alcoholic Beverage Control, each being accompanied by the required license fee, filing fee and tax clearance; and

**WHEREAS**, the Borough Clerk has informed this body that no objections have been received by against any of said applications; and

**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 following applications are hereby approved, and the Borough Clerk is hereby authorized to issue licenses to the applicants for the fiscal year 2024-2025.

**BE IT FURTHER RESOLVED**, that a copy of this resolution be forwarded to the Division of Alcoholic Beverage Control; Trenton, New Jersey.

Plenary Retail 1804-33-018-001 Consumption	\$2,500	Stan Chitchs Café, Inc.	Pocket License
Plenary Retail 1804-33-023-006 Consumption	\$2,500	AJ Hospitality Inc.	525 Talmage Avenue
Plenary Retail 1804-33-012-003 Consumption	\$2,500	Star Banquet Group	Pocket License
Plenary Retail 1804-32-002-007 Consumption	\$2,500	WC RT 28 LLC	601 W. Union Avenue, Suite 2
Plenary Retail 1804-33-007-012 Consumption	\$2,500	Alley 14 LLC	12 Church Street
Plenary Retail 1804-33-021-005 Consumption	\$2,500	Bound Brook Cheers LLC	Pocket License
Plenary Retail 1804-33-001-005 Consumption	\$2,500	America's Florist	Pocket License

R2024-176

Plenary Retail Distribution	1804-44-006-008	\$2,500	Al Habib Inc	260-266 W. Union Avenue
Plenary Retail Consumption	1804-33-020-009	\$2,500	LFR Inc.	224, 226, 228 W. Main St.
Plenary Retail Consumption	1804-33-014-008	\$2,500	Rakita, Inc.	204-206 East Main Street
Plenary Retail Distribution	1804-44-016-007	\$2,500	JHDP LLC	10-12 John Street
Club	1804-31-026-001	\$188	Loyal Order of Moose Bound Brook Lodge 988	222 Talmage Avenue
Plenary Retail Consumption	1804-32-011-009	\$2,500	Cheers Restaurants Inc.	13-15 Hamilton Street
Plenary Retail Distribution	1804-33-009-001	\$2,500	B.B. BPO Elks Lodge #1388	305 East Second Street

Attest:

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

Approved:

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-177

**RESOLUTION AUTHORIZING CANCELATION OF REFUSE BILLING FOR INELIGIBLE PROPERTIES**

**WHEREAS**, according to Borough Code, the following properties are not eligible for Borough refuse services; and

**WHEREAS**, the records of the Tax Collector of the Borough of Bound Brook reflect billing that should be canceled for the ineligible properties listed below; and

**WHEREAS**, any overpayment including interest should be refunded or applied accordingly; and

**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 refuse billing be cancelled, and any overpayment including interest be refunded or applied accordingly.

<u>Location</u>	<u>BLQ</u>	<u>Year</u>	<u>Amount</u>
127 Talmage	23/1.01	2024	\$ 144.00
103 Hamilton	35/7	2023	\$ 288.00
103 Hamilton	35/7	2024	\$ 144.00

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-178

**RESOLUTION AUTHORIZING A REFUND TO DS INVESTMENTS LLC FOR A BOUNCED CHECK FEE IN THE AMOUNT OF \$20.00**

**WHEREAS**, DS Investments LLC was trying to be proactive and paid a bounced check fee for check #603 dated 6/3/24 to the Housing Department; and

**WHEREAS**, their check was not returned and the bounced check fee of \$20.00 was collected in error; and

**WHEREAS**, there is a need to issue a refund for said amount;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook that a refund be issued in the amount of \$20.00 to DS Investments LLC.

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2024-179

**RESOLUTION APPROVING VOUCHERS IN THE AMOUNT OF \$1,444,138.40**

**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 \$1,444,138.40.

<u>FUND</u>	<u>AMOUNT</u>
CURRENT	\$369,322.73
GRANT FUND	\$2,699.12
RECREATION TRUST	\$10,880.00
HOUSING REHAB	\$5,183.60
GENERAL TRUST FUND	\$1,056,052.95
TOTAL	<u>\$1,444,138.40</u>

Attest:

Approved:

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

\_\_\_\_\_  
Mayor Dominic Longo

Date of Adoption: June 25, 2024