



**BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
JANUARY 14, 2025 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  
C. Linda Brnicevic  
C. Shawn Guerra  
C. Kendall Lopez  
C. David Morris  
C. Glen Rossi  
C. Mark Speed

**APPROVAL OF MINUTES**

**ADVERTISED HEARING OR SPECIAL PRESENTATION**

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

**GREETINGS FOR COMMENTS AND INVITATIONS FOR DISCUSSION**

**OPENING OF BIDS**



**INTRODUCTION OF ORDINANCES – FIRST READING**

Ordinance 2025-01 An Ordinance Authorizing the Execution of a Lease Agreement Between the Borough of Bound Brook and Relief Fire Co. 4 for the Use of Property Located at 17 Van Keuren Avenue, Block 21, Lot 13 by the Department of Emergency Medical Services

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on January 28, 2025.

Second:

Roll Call:

C. Linda Brnicevic \_\_\_ C. Shawn Guerra\_\_\_ C. Kendall Lopez\_\_\_

C. David Morris\_\_\_ C. Glen Rossi\_\_\_ C. Mark Speed\_\_\_

Ordinance 2025-02 An Ordinance Extending and Amending a Lease Agreement Between the Borough of Bound Brook and Watchung Fire Company No. 3 for the Use of a Designation Portion of the Premises Located at 616 Vosseller Avenue, Bound Brook, New Jersey to Increase the Housing Fee

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on January 28, 2025.

Second:

Roll Call:

C. Linda Brnicevic \_\_\_ C. Shawn Guerra\_\_\_ C. Kendall Lopez\_\_\_

C. David Morris\_\_\_ C. Glen Rossi\_\_\_ C. Mark Speed\_\_\_

Ordinance 2025-03 An Ordinance Extending and Amending Lease Agreement Between the Borough of Bound Brook and Bound Brook Hose Company No. 1 for the Use of a Designation Portion of the Premises Located at 510 East Main Street, Bound Brook, New Jersey

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on January 28, 2025.



Second:

Roll Call:

C. Linda Brnicevic \_\_\_ C. Shawn Guerra\_\_\_ C. Kendall Lopez\_\_\_

C. David Morris\_\_\_ C. Glen Rossi\_\_\_ C. Mark Speed\_\_\_

Ordinance 2025-04 An Ordinance Extending and Amending Lease Agreement Between the Borough of Bound Brook and Relief Fire Company No. 4 for the Use of a Designation Portion of the Premises Located at 17 Van Keuren Avenue, Bound Brook, New Jersey

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on January 28, 2025.

Second:

Roll Call:

C. Linda Brnicevic \_\_\_ C. Shawn Guerra\_\_\_ C. Kendall Lopez\_\_\_

C. David Morris\_\_\_ C. Glen Rossi\_\_\_ C. Mark Speed\_\_\_

## **ORDINANCE 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:

2025-009 Resolution Authorizing a Refund for Overpayment of 4<sup>th</sup> Quarter Taxes to Corelogic

2025-010 Resolution of the Borough of Bound Borok, County of Somerset, State of New Jersey Authorizing Certain Statutory Payments of Claims and Other Claims Regular in Nature



- 2025-011 Resolution Appointing Andrew Golden to the Cultural Arts Committee
- 2025-012 Resolution Approving Relief of Moratorium on Winsor Street for a Road Opening Permit
- 2025-013 Resolution Authorizing a Change Order to Cornerstone for Design Services for the Bound Brook Library Repairs

**UNFINISHED BUSINESS**

**NEW BUSINESS**

A/ State Development and Redevelopment Cross Acceptance Plan Committee

**APPROVAL OF VOUCHERS**

2025-014 Resolution Approving Vouchers in the Amount of \$166,171.30

Motion: Second:

Roll Call:

C. Linda Brnicevic \_\_\_ C. Shawn Guerra\_\_\_ C. Kendall Lopez\_\_\_

C. David Morris\_\_\_ C. Glen Rossi\_\_\_ C. Mark Speed\_\_\_

2025-015 Resolution Approving Vouchers in the Amount of \$1,110,849.82

Motion: Second:

Roll Call:

C. Linda Brnicevic \_\_\_ C. Shawn Guerra\_\_\_ C. Kendall Lopez\_\_\_

C. David Morris\_\_\_ C. Glen Rossi\_\_\_ C. Mark Speed\_\_\_

**OPEN TO THE PUBLIC FOR COMMENT**

**AUTHORIZE EXECUTIVE SESSION**

2025-016 Resolution Authorizing Executive Session-Contract Negotiations

Motion: Second: All in favor:



**ADJOURNMENT**

Motion:            Second:            All in favor:

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2025-02

**AN ORDINANCE EXTENDING AND AMENDING A LEASE AGREEMENT BETWEEN THE BOROUGH OF BOUND BROOK AND WATCHUNG FIRE COMPANY NO. 3 FOR THE USE OF A DESIGNATION PORTION OF THE PREMISES LOCATED AT 616 VOSELLER AVENUE, BOUND BROOK, NEW JERSEY TO INCREASE THE HOUSING FEE**

**WHEREAS**, Watchung Fire Company No. 3 (“Company No. 3) owns real property known as 616 Vosseller Avenue, Bound Brook, New Jersey and designated on the official tax map of the Borough of Bound Brook as Block 103, Lot 12; and

**WHEREAS**, the Borough of Bound Brook (“Borough”) wishes to extend and amend the lease agreement dated September 15, 2021 with Company No. 3 for a portion of the real property located at 616 Vosseller Avenue, Bound Brook, in the Borough of Bound Brook and identified as Block 103, Lot 12 of the Tax Assessment Map of the Borough of Bound Brook; and

**WHEREAS**, the Parties wish extend the lease to December 31, 2027; and

**WHEREAS**, the Borough agrees to increase the annual rent to twelve thousand dollars (\$12,000); and

**WHEREAS**, the Governing Body has reviewed the amended lease agreement and wishes to authorize the Mayor to execute same on behalf of the Mayor and Council.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Bound Brook that it hereby authorizes the Mayor to execute and the Borough Clerk to attest, the amended lease agreement between the Borough of Bound Brook and Watchung Fire Company No. 3 for a three-year term in the form attached hereto; and

**IT IS FURTHER ORDAINED THAT**, if any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance;

**IT IS FURTHER ORDAINED THAT**, the Ordinance shall take effect upon passage, approval and publication, as required by law.

ATTEST

BOROUGH OF BOUND BROOK

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

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

Date of Introduction: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2025-03

**AN ORDINANCE EXTENDING AND AMENDING A LEASE AGREEMENT BETWEEN THE BOROUGH OF BOUND BROOK AND BOUND BROOK HOSE COMPANY NO. 1 FOR THE USE OF A DESIGNATION PORTION OF THE PREMISES LOCATED AT 17 VAN KEUREN AVENUE, BOUND BROOK, NEW JERSEY TO INCREASE THE HOUSING FEE**

**WHEREAS**, Bound Brook Hose Company No. 1 (“Company No. 1) owns real property known as 510 East Main Street, Bound Brook, New Jersey and designated on the official tax map of the Borough of Bound Brook as Block 1, Lot 67; and

**WHEREAS**, the Borough of Bound Brook (“Borough”) wishes to extend and amend the lease agreement dated September 15, 2021 with Company No. 1 for a portion of the real property located at 510 East Main Street, Bound Brook, in the Borough of Bound Brook and identified as Block 1, Lot 67 of the Tax Assessment Map of the Borough of Bound Brook; and

**WHEREAS**, the Parties wish extend the lease to December 31, 2027; and

**WHEREAS**, the Borough agrees to increase the annual rent to twelve thousand dollars (\$12,000); and

**WHEREAS**, the Governing Body has reviewed the amended lease agreement and wishes to authorize the Mayor to execute same on behalf of the Mayor and Council.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Bound Brook that it hereby authorizes the Mayor to execute and the Borough Clerk to attest, the amended lease agreement between the Borough of Bound Brook and Bound Brook Hose Company No. 1 for a three-year term in the form attached hereto; and

**IT IS FURTHER ORDAINED THAT**, if any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance;

**IT IS FURTHER ORDAINED THAT**, the Ordinance shall take effect upon passage, approval and publication, as required by law.

ATTEST

BOROUGH OF BOUND BROOK

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

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

Date of Introduction: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2025-04

**AN ORDINANCE EXTENDING AND AMENDING A LEASE AGREEMENT BETWEEN THE BOROUGH OF BOUND BROOK AND RELIEF FIRE COMPANY NO. 4 FOR THE USE OF A DESIGNATION PORTION OF THE PREMISES LOCATED AT 17 VAN KEUREN AVENUE, BOUND BROOK, NEW JERSEY TO INCREASE THE HOUSING FEE**

**WHEREAS**, Relief Fire Company No. 4 (“Company No. 4) owns real property known as 17 Van Keuren Avenue, Bound Brook, New Jersey and designated on the official tax map of the Borough of Bound Brook as Block 13, Lot 21; and

**WHEREAS**, the Borough of Bound Brook (“Borough”) wishes to extend and amend the lease agreement dated September 15, 2021 with Company No. 4 for a portion of the real property located at 17 Van Keuren Avenue, Bound Brook, in the Borough of Bound Brook and identified as Block 13, Lot 21 of the Tax Assessment Map of the Borough of Bound Brook; and

**WHEREAS**, the Parties wish extend the lease to December 31, 2027; and

**WHEREAS**, the Borough agrees to increase the annual rent to twelve thousand dollars (\$12,000); and

**WHEREAS**, the Governing Body has reviewed the amended lease agreement and wishes to authorize the Mayor to execute same on behalf of the Mayor and Council.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Bound Brook that it hereby authorizes the Mayor to execute and the Borough Clerk to attest, the amended lease agreement between the Borough of Bound Brook and Relief Fire Company No. 4 for a three-year term in the form attached hereto; and

**IT IS FURTHER ORDAINED THAT**, if any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance;

**IT IS FURTHER ORDAINED THAT**, the Ordinance shall take effect upon passage, approval and publication, as required by law.

ATTEST

BOROUGH OF BOUND BROOK

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

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

Date of Introduction: January 14, 2025



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-009

**RESOLUTION AUTHORIZING A FUND FOR OVERPAYMENT OF 4<sup>TH</sup> QUARTER TAXES TO CORELOGIC**

**WHEREAS**, the records of the Tax Collector of the Borough of Bound Brook reflected an overpayment of 2024 4th Qtr Property Taxes on the following property(ies):

<b>Refund To:</b>	<b>Type</b>	<b>Property Location</b>	<b>Blk/Lot/Qual</b>	<b>Amount</b>
CoreLogic	Tax	322 Kings Ct	056/001.01	\$2,092.31
CoreLogic	Tax	564 Wahnetah Dr	089/016	\$2,406.87

**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 property tax overpayment was refunded as per the list above on 12/10/2024.

Attest:

Approved:

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

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

Date of Adoption: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-010

**RESOLUTION OF THE BOROUGH OF BOUND BROOK, COUNTY OF SOMERSET,  
STATE OF NEW JERSEY AUTHORIZING CERTAIN STATUTORY PAYMENTS OF  
CLAIMS AND OTHER CLAIMS REGULAR IN NATURE**

**WHEREAS**, all claims of payment by the Borough of Bound Brook, County of Somerset, State of New Jersey, are required to be first submitted to the Borough of Bound Brook Council for consideration before payment, and

**WHEREAS**, due to the nature of certain claims and timing of the particular meeting involved, certain claims should be paid when presented which are statutory and regular in nature, rather than held for the next council meeting of the Borough of Bound Brook due to the nature of said claims.

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

- 1) The Borough of Bound Brook does hereby approve the payment between meetings of the following encumbered claims for payment, when the same are presented to the Borough of Bound Brook Council and Chief Financial Officer of the Borough of Bound Brook.
  - a) Payroll obligations
  - b) Required payments to the Board of Education
  - c) Required County tax payments to the County Treasurer
  - d) Banks for investment purposes, internal transfers, and debt service obligations
  - e) State of New Jersey – Application Fees
  - f) Permit Fees
  - g) DEP Fees
  - h) License Fees
  - i) State Surcharges
  - j) Marriage License Fees
  - k) Rabies Control Fees
  - l) Miscellaneous disbursements approved by specific resolutions
  - m) Reissue of lost or mutilated checks after stop payment has been enforced
  - n) Ten percent (10%) Bid Bond Returns (Clerk’s office)
  - o) Certain emergencies at the discretion of the Borough of Bound Brook CFO or Administrator
  - p) Payments necessary to all vendors that require compliance with the 2006 Prompt Payment Law, Chapter 96, whereby the Borough of Bound Brook shall pay the bill not more than 30 calendar days after the billing date to avoid billable late charges.

- q) Postage and “Express Mail” Services
- r) Debt Payments
- s) Utilities
- t) Health, dental and other insurance premiums

2) The Chief Financial Officer is hereby authorized and directed to prepare the proper vouchers for payment of the above recited accounts when same is properly presented to him/her for payment, and thereafter said claim shall be transcribed on the next scheduled Bill list to be approved by the Borough of Bound Brook Council.

Attest:

Approved:

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

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

Date of Adoption: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-011

**RESOLUTION APPOINTING ANDREW GOLDEN TO THE CULTURAL ARTS COMMITTEE**

**WHEREAS**, vacancies exist on the Cultural Arts Committee; and

**WHEREAS**, the following members have been recommended to serve on said committee;

<u>Name</u>	<u>Term</u>	<u>Expiration</u>
Andrew Golden	3 year	2027

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook, that Andrew Golden be appointed to the Cultural Arts Committee.

Attest:

Approved:

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

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

Date of Adoption: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-012

**RESOLUTION APPROVING RELIEF OF MORATORIUM ON WINSOR STREET FOR  
A ROAD OPENING PERMIT**

**WHEREAS**, a road opening permit was submitted by PSE&G to repair a gas leak on Winsor Street; and

**WHEREAS**, Winsor Street was resurfaced in 2020 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: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-013

**RESOLUTION AUTHORIZING A CHANGE ORDER TO CORNERSTONE FOR DESIGN SERVICES FOR THE BOUND BROOK LIBRARY REPAIRS**

**WHEREAS**, Resolution 2022-113 authorized a contract to Cornerstone for design services for Bound Brook Library repairs in the amount of \$46,500.00; and

**WHEREAS**, a change order in the amount of \$4,250.00 is required for additional expenses incurred during the course of the contract; and

**WHEREAS**, the Chief Financial Officer has certified the availability of funds in account #04-2022-202207-0-3-0;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook that a change order be authorized in the amount of \$4,250.00 for additional expenses incurred during the course of the contract for a total contract award in the amount of \$50,750.00.

Attest:

Approved:

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

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

Date of Adoption: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-014

**RESOLUTION APPROVING VOUCHERS IN THE AMOUNT OF \$166,171.30**

**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 \$166,171.30.

<u>FUND</u>	<u>AMOUNT</u>
CURRENT	\$ 152,098.79
GRANT FUND	\$ 669.61
GENERAL CAPITAL FUND	\$ 11,263.00
DOG/CAT TRUST	\$ 221.95
TAX COLLECTOR TRUST	\$ 600.00
TAX TITLE LIEN REDEMPTION	\$ 451.70
DEVELOPERS ESCROW	\$ 866.25
TOTAL	<u>\$ 166,171.30</u>

Attest:

\_\_\_\_\_

Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_

Dominic Longo, Mayor

Date of Adoption: January 14, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-015

**RESOLUTION APPROVING VOUCHERS IN THE AMOUNT OF \$1,110,849.82**

**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 \$1,110,849.82

<u>FUND</u>	<u>AMOUNT</u>
CURRENT	\$ 1,080,500.62
GRANT FUND	\$ 3,614.98
GENERAL CAPITAL FUND	\$ 8,454.41
RECREATION	\$ 586.38
TAX COLLECTOR TRUST	\$ 2,100.00
TAX TITLE LIEN REDEMPTION	\$ 6,753.00
PAYROLL	\$ 8,840.23
TOTAL	<u>\$ 1,110,849.82</u>

Attest:

\_\_\_\_\_

Jasmine D. McCoy, Borough Clerk

Approved:

\_\_\_\_\_

Dominic Longo, Mayor

Date of Adoption: January 14, 2025



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-016

**RESOLUTION AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, NJSA 10:4-12 allows for a public body to go into closed session during a public meeting; and

**WHEREAS**, the Borough of Bound Brook has deemed it necessary to go into closed session to discuss matters which are exempted from the public; and

**WHEREAS**, the regular meeting of the Borough of Bound Brook will reconvene.

**NOW THEREFORE BE IT RESOLVED**, that the Borough Council will go into closed session for the following reasons as outlined in NJSA 10:4-12; and

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Borough of Bound Brook hereby declares that the discussion of subject(s) may be made public at a time when the Borough Attorney advises the Borough Council that the disclosure of the discussion will not detrimentally affect any right, interest or duty of the Borough or any other entity with respect to said discussion. That time is currently estimated as the time of said matter.

**NOW THEREFORE BE IT FINALLY RESOLVED** that the Borough is excluded from the portion of the meeting during which the discussion(s) shall take place and hereby directs the Municipal Clerk to take the appropriate action to effectuate the terms of this resolution.

Reason for Closed Session – Contract Negotiations

Any pending or anticipated litigation or contract negotiations which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as lawyer. Under certain circumstances, if public disclosure of the matter would have a potentially negative impact on the borough's position in the litigation or negotiation, this information may be withheld until such time that the matter is concluded or the circumstances no longer present a potential impact.

Attest:

Approved:

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

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

Date of Adoption: January 14, 2025