



**BOROUGH COUNCIL  
REGULAR MEETING AGENDA  
MARCH 11, 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  
Council President 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 2025-10    An Ordinance Amending and Supplementing Chapter 17, “Property Maintenance”, Section 17-25, “Fences and Hedges-Property Owner Responsibility” of the Revised General Ordinances of the Borough of Bound Brook to Include Barriers



Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on March 25, 2025.

Second:

Roll Call:

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

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

Ordinance 2025-11 An Ordinance Amending and Supplementing Chapter 2, Administration, Section 2-29.2 “Judges of the Municipal Court; powers and duties” of the Revised General Ordinances of the Borough of Bound Brook to Appoint an Alternate Municipal Judge

Motion: Movant: I move the ordinance be passed on first reading, advertised according to law and a public hearing be held on March 25, 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**

Ordinance 2025-09 An Ordinance Creating Chapter 2, Section 23.4, “Recreation Fees”, of the Revised General Ordinances of the Borough of Bound Brook to Establish A Fee Schedule for Recreational Programs

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. Linda Brnicevic \_\_\_ C. Shawn Guerra \_\_\_ C. Kendall Lopez \_\_\_  
C. David Morris \_\_\_ C. Glen Rossi \_\_\_ C. Mark Speed \_\_\_

## 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:
2025-256	Resolution Cancelling the Petty Cash Fund Established for the Recreation Commission	
2025-257	Resolution Cancelling Capital Bond Ordinances in the Amount of \$11,957.11	
2025-258	Resolution Approving and Directing the Mayor to Execute and Deliver an Estoppel Certificate for Redevelopment Agreement on Behalf of the Borough of Bound Brook for Morecraft Brownstone Urban Renewal Bound Brook LLC on Property Designated on the Tax Map as Block 12, Lots 12 and 13	
2025-259	Resolution Adopting Recreation Fees for 2025	
2025-260	Resolution Authorizing Budget Transfers in the Amount of \$45,000.00	
2025-261	Resolution Authorizing Jasmine McCoy to Represent the Borough at Mediation and Granting Settlement Authority Subject to Council Approval for Advance Bound Brook L.L.C v. The Borough of Bound Brook	
2025-262	Resolution Temporarily Hiring Constance Casale to Assist in the Police Records Department	
2025-263	Resolution Temporarily Appointing Judge Gerard Shamey of Gerard J. Shamey Attorney at Law and Judge Michael Fedun of Singer & Fedun, LLC	
2025-264	Resolution Authorizing Change Order No. 2 in the Amount of \$4,080 for the Purchase of a Special Service Air Support Truck from Rosenbauer South Dakota, LLC in a Total Contract Amount Not to Exceed \$671,013	



- 2025-265 Resolution Authorizing the Hire of Gabriel Cruz as Part-Time Emergency Medical Technician for the Department of Emergency Medical Services
- 2025-266 Resolution Approving and Directing the Mayor to Execute and Deliver an Estoppel Certificate for Redevelopment Agreement on Behalf of the Borough of Bound Brook for Meridia 1 Urban Renewal Bound Brook LLC on Property Known as 1 East Main Street Also Known on the Tax Map as Block 8, Lots 9.05
- 2025-267 Resolution Approving and Directing the Mayor to Execute and Deliver an Estoppel Certificate for Financial Agreement on Behalf of the Borough of Bound Brook for Meridia 1 Urban Renewal Bound Brook LLC on Property Known as 1 East Main Street Also Known on the Tax Map as Block 8, Lots 9.05

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**APPROVAL OF VOUCHERS**

- 2025-268 Resolution Approving Vouchers in the Amount of \$3,421,981.06
  - 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**

- 2025-269 Resolution Authorizing Executive Session-Pending Litigation
  - Motion:            Second:            All in favor:

**ADJOURNMENT**

- Motion:            Second:            All in favor:

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2025-10

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 17, SECTION 17-25  
“FENCES AND HEDGES-PROPERTY OWNER RESPONSIBILITY” OF THE REVISED  
GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO INCLUDE  
BARRIERS**

**WHEREAS**, the Borough of Bound Brook adopted an ordinance regulating fences and hedges within the Borough.

**WHEREAS**, the Mayor and Borough Council seek to update and revise the regulations concerning the erection of Fences and Hedges to include Barriers and make other health, safety and welfare amendments.

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Bound Brook, County of Somerset, that the Code of the Borough of Bound Brook be amended as follows:

Section 1. Chapter 17-25 of the Code of the Borough of Bound Brook, entitled “Fences and Hedges – Property Owner Responsibility” is hereby amended as follows (deletions noted in strikethrough ~~thus~~ and additions noted in bold italic *thus*):

Chapter 17-25 FENCES, **BARRIERS** AND HEDGES — ~~PROPERTY OWNER RESPONSIBILITY~~.

§ 17-25.1 ~~Height restrictions~~. *Restrictions*.

- a. No person shall erect or maintain any fence, **barrier** or hedge in the Borough of Bound Brook which is within seven feet of the established curblines of a public street.
- b. No person shall erect or maintain any fence, **barrier** or hedge within the Borough of Bound Brook which is located within 50 feet of the intersection of the near side lines of any public street and which is of a height greater than three feet six inches from the curb grade or the center of the roadway, whichever is lower.
- c. No person shall erect or maintain any fence, **barrier** or hedge within the Borough of Bound Brook which obstructs or alters natural water flow, resulting in potential flooding or drainage issues.
- d. No person shall erect or maintain any fence, barrier or hedge within the Borough of Bound Brook that impedes or blocks public or private rights-of-way, including sidewalks, streets, or pathways.

e. No person shall erect or maintain any fence, barrier or hedge within the Borough of Bound Brook which poses a safety hazard to the general public, emergency responders, or neighboring properties.

f. All fences or barriers erected or maintained in the Borough of Bound Brook shall be made of manufactured materials designed for outdoor use.

17-25.2 Notice to remove.

Any person erecting or maintaining a fence, *barrier* or hedge which is in violation of this Section **17-25** shall remove it within 10 days after receiving notice to do so from the Director of Code Enforcement or his/her designee. Notice may be served either personally or by sending a copy by registered mail, return receipt requested, and regular mail, to the owner of the property upon which the fence or hedge is erected or maintained at his/her last-known address.

17-25.3 Removal by Borough.

In the event that the owner of the property upon which the fence, *barrier* or hedge is erected or maintained fails to remove it, relocate it or reduce it in height, *as the case may be*, within 10 days after being served with notice to do so, the Director of Code Enforcement may cause the fence, *barrier*, or hedge to be removed, relocated or reduced in height so that it complies with the provisions of this Section **17-25**. In the event of such action by the Director of Code Enforcement, the cost of doing the work shall be certified to the Mayor and Council, who shall examine the same and, if found correct, shall cause the cost of doing the work to be charged against the lands upon which the work was performed. The amount charged shall become a lien upon the land and shall be added to and become a part of the taxes next assessed upon the land upon which the work was performed, and shall bear interest to be collected and enforced in the same manner as taxes. The cost of removal, relocation or reduction in height by the Director of Code Enforcement of any fence or hedge shall be in addition to any penalty imposed for the violation of this Section 17.25.

**Section 2.** *All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.*

**Section 3.** *If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.*

**Section 4.** *This Ordinance shall take effect upon final passage and publication according to law.*

ATTEST

BOROUGH OF BOUND BROOK

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

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

Date of Introduction: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2025-11

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 2, ADMINISTRATION, SECTION 2-29.2 “JUDGES OF THE MUNICIPAL COURT; POWERS AND DUTIES” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK TO APPOINT AN ALTERNATE MUNICIPAL JUDGE**

**WHEREAS**, the Borough of Bound Brook adopted an ordinance creating a Municipal Court including the appointment of a Judge of the Municipal Court.

**WHEREAS**, the Mayor and Council have become aware of circumstances in which the appointed Judge of the Municipal Court would be unable to perform the duties of Judge of the Municipal Court.

**WHEREAS**, the Mayor and Council have determined that it is in the best interest of the Borough to amend Chapter 2 Section 29.2 of the Borough ordinances to permit the appointment of an alternate Judge of the Municipal Court.

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Bound Brook, County of Somerset, that the Code of the Borough of Bound Brook be amended as follows:

Section 1. Chapter 2 Section 29.2 of the Code of the Borough of Bound Brook, entitled “Judges of the Municipal Court; powers and duties” is hereby amended as follows (deletions noted in strikethrough thus and additions noted in bold italic *thus*):

[2-29.2 Judges of the Municipal Court; powers and duties.](#)

*a.* There shall be a Judge of the Municipal Court appointed by the Mayor with the advice and consent of the Borough Council. The Judge of the Municipal Court shall serve for a term of three years from the date of appointment and until a successor shall be appointed and qualified. The Judge of the Municipal Court shall have and possess the qualifications, and shall have, possess and exercise all of the functions, duties, powers and jurisdiction conferred by N.J.S.A. 3:12-1 et seq., as amended or supplemented, or by general law or ordinance.

*b.* ***There shall be an Alternate Judge of the Municipal Court appointed by the Mayor with the advice and consent of the Borough Council. The Alternate Judge of the Municipal Court shall serve for a term of one year from the date of appointment and until a successor shall be appointed and qualified. The Alternate Judge of the Municipal Court shall preside over the Municipal Court when the Judge of the Municipal Court is unable or has a conflict of interest. The Alternate Judge of the Municipal Court shall have and possess the qualifications, and shall have, possess and exercise all of the functions, duties, powers and jurisdiction conferred by N.J.S.A. 3:12-1 et seq., as amended or supplemented, or by general law or ordinance.***

Section 2. All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This Ordinance shall take effect upon final passage and publication according to law.

ATTEST

BOROUGH OF BOUND BROOK

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

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

Date of Introduction: March 11, 2025



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-256

**RESOLUTION CANCELLING THE PETTY CASH FUND ESTABLISHED FOR THE RECREATION COMMISSION**

**WHEREAS**, a petty cash was for the recreation commission was established in 2020; and

**WHEREAS**, the petty cash fund is no longer required;

**NOW THEREFORE, BE IT RESOVLED** that the petty cash fund for the recreation commission is cancelled, and funds are returned to finance to be deposited into the current fund.

Attest:

Approved:

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

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-257

**RESOLUTION AUTHORIZING CANCELLATION OF CAPITAL BOND ORDINANCES  
IN THE AMOUNT OF \$11,957.11**

**WHEREAS**, certain General Capital Improvement appropriation balances remain dedicated to projects now completed; and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended balances may be returned to each respective Capital Improvement Fund or credited to Surplus, and unused debt authorization may be cancelled;

**NOW THEREFORE, BE IT RESOLVED**, by the council of the Borough of Bound Brook, that the following unexpended and dedicated balances of General Capital Appropriations be cancelled:

Ordinance #	Total Amount		Funded	Unfunded
2019-32	9,730.54	CIF	9,730.54	
2019-35	2,226.57	CIF	2,226.57	

Total 11,957.11

Attest:

Approved:

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

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-258

**RESOLUTION APPROVING AND DIRECTING THE MAYOR TO EXECUTE AND DELIVER AN ESTOPPEL CERTIFICATE FOR REDEVELOPMENT AGREEMENT ON BEHALF OF THE BOROUGH OF BOUND BROOK FOR MORECRAFT BROWNSTONE URBAN RENEWAL BOUND BROOK LLC FOR PROPERTY DESIGNATED ON THE TAX MAP AS BLOCK 12, LOTS 12 AND 13**

**WHEREAS**, property commonly designated at Block 12, Lots 11 and 13 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 presently owned by Morecraft Brownstone, Urban Renewal, LLC (the Redeveloper”); and

**WHEREAS**, the Borough of Bound Brook (the “Borough”) previously entered into a redevelopment agreement with the Redeveloper dated December 30, 2019, as amended by that certain First Amendment for Morecraft Brownstone Urban Developer (the “Redevelopment Agreement”) ; and

**WHEREAS**, the Borough and the Redeveloper also entered into a financial agreement pertaining to the Project under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., dated as of December 30, 2019, as amended by that certain First Amendment for Morecraft Brownstone Urban Developer (the “Financial Agreement”); and

**WHEREAS**, Valley National Bank, the Redeveloper’s lenders, has requested that the Borough execute an estoppel certificate (the “Estoppel Certificate”) regarding the Redevelopment Agreement as is permitted by the Financial Agreement; and

**WHEREAS**, the Estoppel Certificate was reviewed and approved by the Borough Administrator and the Borough’s Redevelopment Attorney; and

**WHEREAS**, the Borough Council is desirous of authorizing the execution and delivery of the Estoppel Certificate by the Mayor 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 authorizes the execution and delivery of an Estoppel Certificate regarding the Redevelopment Agreement by the Mayor pursuant to and consistent with the terms of the Financial Agreement.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk shall be and are hereby authorized 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: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-259

**RESOLUTION ADOPTING RECREATION FEES FOR 2025**

**WHEREAS**, Recreation fees shall be established by the Mayor and Council annually;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook that Recreation Fees for 2025 are established as follows:

<b><u>SPORTS</u></b>	<b><u>FEE</u></b>
Travel Basketball	\$100
Recreation Basketball	\$35
Basketball Clinics	\$15
Wrestling	Free
T-ball	\$20
Rookies	\$30
Minors	\$40
Majors	\$45
Fall Baseball	\$100
Softball (Rookies)	\$20
Softball (Minors)	\$25
Softball (Majors)	\$30
Soccer (Fall)	\$65
Soccer (Spring)	\$65
Soccer (Clinic)	\$25
Football (Clinic)	\$20
Football (League)	\$65
Cheer (Clinic)	\$36
Cheer (Competition)	\$250
Cheer (Gymnastics)	\$55
<b><u>SUMMER CAMP</u></b>	
Summer Camp (Grade 1-6)	\$75
Before & After Care	\$25
<b><u>POOL</u></b>	
Pool-Resident (Family membership)	\$300
2 Adults & 3 Children (age 24 and under) at same address	
Additional children age 24 +	\$50
Pool-Non-Resident (Family membership)	\$425
2 Adults & 3 Children (age 24 and under) at same address	
Additional children ages 24 +	\$65

Pool-Resident (Child Membership) Ages 2-18	\$75
Pool-Non-Resident (Child Membership) Ages 2-18	\$125
Pool-Resident (Adult) Ages 18-61	\$125
Pool-Non-Resident (Adult) Ages 18-61	\$175
Pool-Resident (Senior) Ages 62+	\$50
Pool-Non-Resident (Senior) Ages 62+	\$80
Member Only Guest Pass- Resident	\$10
Member Only Guest Pass- Non-Resident	\$15

**FACILITY RENTAL**

Gym/ Ben Maggio Rental	
Monday-Thursday	\$60/hr
Friday -Sunday	\$75/hr
Tea Street Fields	\$85/3-hour block
Tea Street Lights-One Field	\$60
Tea Street Lights- Two Fields	\$100
Codrington Park/ Rock Machine	\$85/3-hour block
Billian Park Ballfield	\$110/ 3-hour block
Gatherings of 15 or more (without sports field usage)	\$20/hr
Security Deposit (Refundable)	\$100
Field Usage	

Attest:

Approved:

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

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-260

**RESOLUTION AUTHORIZING BUDGET TRANSFERS IN THE AMOUNT OF \$45,000**

**WHEREAS**, various 2024 bills have been presented for payment this year, which bills represent obligations of the prior fiscal year, and were not covered at the time of transfers between the 2024 budget in the last two months of 2024; and

**WHEREAS**, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and all transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year:

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook, County of Somerset, and State of New Jersey that the transfer in the amount of \$45,000.00 be made between the 2024 Budget Appropriation Reserves as follows:

		FROM	TO:
Housing Inspection	Salaries and Wages	21,000.00	
Police	Salaries and Wages	24,000.00	
Electricity	Other Expenses		45,000.00
		45,000.00	45,000.00

Attest:

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

Approved:

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-261

**RESOLUTION AUTHORIZING JASMINE MCCOY TO REPRESENT THE BOROUGH AT MEDIATION AND GRANTING SETTLEMENT AUTHORITY SUBJECT TO COUNCIL APPROVAL**

**WHEREAS**, the Borough of Bound Brook is a defendant in a lawsuit with the caption Advance Bound Brook, L.L.C. v. The Borough of Bound Brook et al. Docket No.: SOM-L-1121-19 (“Case”);

**WHEREAS**, the parties to the Case have agreed to mediate the claims raised in the Case;

**WHEREAS**, the Mayor and Council have determined that the Borough’s participation in the mediation of the Case is in the best interest of the Borough;

**WHEREAS**, the mediator has requested that each party to the mediation have a representative with settlement authority attend the mediation;

**WHEREAS**, the Mayor and Council having discussed potential settlement scenarios in executive session are prepared to appoint a representative to attend the mediation and grant the representative settlement authority;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook hereby authorized the following:

1. Jasmine D. McCoy, the Borough Administrator, is authorized to attend and participate in the mediation on behalf of and as the representative of the Borough;
2. Jasmine D. McCoy, the Borough Administrator, is authorized by the Mayor and Council to agree to settlement within the parameters approved by the Mayor and Council in executive session subject to ratification by the Mayor and Council.

Attest:

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

Approved:

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

Date of Adoption: March 11, 2025



BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-262

**RESOLUTION TEMPORARILY HIRING CONSTANCE CASALE TO ASSIST IN THE  
POLICE RECORDS DEPARTMENT**

**WHEREAS**, there is a need for temporary part-time assistance in the Police Records Department;  
and

**WHEREAS**, the Police Captain has recommended Constance Casale to fill the position on a  
temporary part-time basis;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound  
Brook that Constance Casale be hired to assist in the Police Records Department on a temporary  
part-time basis effective March 12, 2025 at an hourly rate of \$20.00 per hour not to exceed 15  
hours a week.

Attest:

Approved:

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

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

Date of Adoption: March 15, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-263

**RESOLUTION TEMPORARILY APPOINTING JUDGE GERARD SHAMEY OF GERARD SHAMEY ATTORNEY AT LAW, LLC AND JUDGE MICHAEL FEDUN OF SINGER & FEDUN, LLC**

**WHEREAS**, a vacancy exists in the position of Municipal Judge requiring temporary assignment by the Vicinage 13-Somerset, Hunterdon and Warren Counties to continue operation of Bound Brook's Municipal Court;

**WHEREAS**, Vicinage 13 has temporarily assigned Judge Gerard Shamey of Gerard J. Shamey Attorney at Law and Judge Michael Fedun of Singer & Fedun, LLC, until the Mayor and Council have filled the vacancy of the Municipal Judge; and

**WHEREAS**, pursuant to New Jersey Revised Statutes § 2B:12-7, judges of municipal courts shall be paid annual salaries; and

**WHEREAS**, the temporary assignment judges have agreed to a salary of \$22,100; and

**WHEREAS**, the Mayor and Council have budgeted \$42,000 for said position and shall divide said amount between the two temporary appointments; and

**WHEREAS**, the vicinage has approved the use of the POAA fund to supplement the remaining salary;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook, County of Somerset, State of New Jersey that Judge Gerard Shamey of Gerard J. Shamey Attorney at Law and Judge Michael Fedun of Singer & Fedun, LLC shall be temporarily appointed as Municipal Judge and paid a salary of \$22,100.00 retroactive to February 11, 2025.

Attest:

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

Approved:

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-264

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 IN THE AMOUNT OF \$4,080 FOR THE PURCHASE OF A SPECIAL SERVICE AIR SUPPORT TRUCK FROM ROSENBAUER SOUTH DAKOTA, LLC IN A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$671,013**

**WHEREAS**, Resolution 2023-145 authorized award of contract to Defender Emergency under HGAC, a National Cooperative, contract #FS-1219, for the purchase of a special service air support truck in the amount of \$624,889.00 with a \$50,000 down payment; and

**WHEREAS**, Resolution 2023-195 corrected the vendor name to Rosenbauer South Dakota, LLC; and

**WHEREAS**, Resolution 2024-267 authorized Change Order No. 1 in the amount of \$42,104 for the generator and circuit breaker, a total contract award in an amount not to exceed \$666,933.00; and

**WHEREAS**, Change Order No. 2 is required for an auto step, winch power, additional lighting and striping in the amount of \$ 4,080;

**WHEREAS**, the Chief Financial Officer has certified the funds from account 04- 2024- 2414- 0256- 4-241405

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook that Change Order No. 2 be authorized in the amount of \$4,080, a total contract award in an amount not exceeding \$671,013.00.

Attest:

Approved:

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

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-265

**RESOLUTION AUTHORIZING THE HIRE OF GABRIEL CRUZ AS PART-TIME EMERGENCY MEDICAL TECHNICIA FOR THE DEPARTMENT OF EMERGENCY MEDICAL SERVICES**

**WHEREAS**, the Department of Emergency Medical Services was created to provide emergency medical services to the Borough of Bound Brook; and

**WHEREAS**, the Coordinator of Emergency Medical Services and the Borough Administrator held interviews for the position of the Emergency Medical Technician; and

**WHEREAS**, the Borough Administrator recommends the hire of Gabriel Cruz; and

**WHEREAS**, Gabriel Cruz possesses the necessary qualifications and experience for said position and a background check was performed; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Bound Brook Gabriel Cruz be hired as a part time Emergency Medical Technician at an hourly rate of \$30.00 effective March 12, 2025.

Attest:

Approved:

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

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

Date of Adoption: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-266

**RESOLUTION APPROVING AND DIRECTING THE MAYOR TO EXECUTE AND DELIVER AN ESTOPPEL CERTIFICATE FOR REDEVELOPMENT AGREEMENT AND PARKING SUBLEASE AGREEMENT ON BEHALF OF THE BOROUGH OF BOUND BROOK FOR MERIDIA 1 URBAN RENEWAL BOUND BROOK LLC FOR PROPERTY KNOWN AS 1 EAST MAIN STREET ALSO KNOWN ON THE TAX MAP AS BLOCK 8, LOTS 9.05**

**WHEREAS**, property commonly known and identified as 1 East Main Street and designated at Block 8, Lots 9.05 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 presently owned by Meridia 1 Urban Renewal Bound Brook, LLC (the Redeveloper”); and

**WHEREAS**, the Borough of Bound Brook (the “Borough”) previously entered into a redevelopment agreement with the Redeveloper dated August 25, 2020 (the “Redevelopment Agreement”) for the redevelopment of the Property (the “Project”); and

**WHEREAS**, the Borough and the Redeveloper also entered into a parking sublease agreement dated as of July 13, 2021, for Meridia 1 Urban Renewal (the “Parking Agreement”); and

**WHEREAS**, Lument Structured Finance, LLC, the Redeveloper’s lenders, have requested that the Borough execute an estoppel certificate (the “Estoppel Certificate”) regarding the Redevelopment Agreement and Parking Agreement as is permitted by the Financial Agreement; and

**WHEREAS**, the Estoppel Certificate was reviewed and approved by the Borough Administrator and the Borough’s Redevelopment Attorney; and

**WHEREAS**, the Borough Council is desirous of authorizing the execution and delivery of the Estoppel Certificate by the Mayor pursuant to and consistent with the terms of the Financial Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Bound Brook that it hereby approves and authorizes the execution and delivery of an Estoppel Certificate regarding the Financial Agreement by the Mayor pursuant to and consistent with the terms of the Financial Agreement.

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-267

**RESOLUTION APPROVING AND DIRECTING THE MAYOR TO EXECUTE AND DELIVER AN ESTOPPEL CERTIFICATE FOR FINANCIAL AGREEMENT ON BEHALF OF THE BOROUGH OF BOUND BROOK FOR MERIDIA 1 URBAN RENEWAL BOUND BROOK LLC FOR PROPERTY KNOWN AS 1 EAST MAIN STREET ALSO KNOWN ON THE TAX MAP AS BLOCK 8, LOTS 9.05**

**WHEREAS**, property commonly known and identified as 1 East Main Street and designated at Block 8, Lots 9.05 (formerly Lots 9.01, 9.03 & 9.04) 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 presently owned by Meridia 1 Urban Renewal Bound Brook, LLC (the Redeveloper”); and

**WHEREAS**, the Borough of Bound Brook (the “Borough”) previously entered into a financial agreement with the Redeveloper dated February 22, 2021 (the “Financial Agreement”) for the redevelopment of the Property (the “Project”); and

**WHEREAS**, Lument Structured Finance, LLC, the Redeveloper’s lenders, have requested that the Borough execute an estoppel certificate (the “Estoppel Certificate”) regarding the Financial Agreement; and

**WHEREAS**, the Estoppel Certificate was reviewed and approved by the Borough Administrator and the Borough’s Redevelopment Attorney; and

**WHEREAS**, the Borough Council is desirous of authorizing the execution and delivery of the Estoppel Certificate by the Mayor pursuant to and consistent with the terms of the Financial Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Bound Brook that it hereby approves and authorizes the execution and delivery of an Estoppel Certificate regarding the Financial Agreement by the Mayor pursuant to and consistent with the terms of the Financial Agreement.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk shall be and are hereby authorized 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:

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

Approved:

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

Date of Adoption: March 11, 2025

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk shall be and are hereby authorized 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: March 11, 2025

BOROUGH OF BOUND BROOK  
County of Somerset

RESOLUTION 2025-268

**RESOLUTION APPROVING VOUCHERS IN THE AMOUNT OF \$3,421,981.06**

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 \$ 3,421,981.06.

<u>FUND</u>	<u>AMOUNT</u>
CURRENT	\$ 2,714,310.79
GRANT FUND	\$ 110,999.95
GENERAL CAPITAL FUND	\$ 593,447.90
GENERAL TRUST FUND	\$ 3,058.62
DOG/CAT TRUST	\$ 163.80
TOTAL	<u>\$ 3,421,981.06</u>

Attest:

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

Approved:

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

Date of Adoption: March 11, 2025



BOROUGH OF BOUND  
County of Somerset

RESOLUTION 2025-269

**RESOLUTION AUTHORIZING EXECUTIVE SESSION- PENDING LITIGATION**

**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 –Pending Litigation**

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: March 11, 2025