

Minutes of the Regular Meeting of the Borough Council of the Borough of Bound Brook, in the County of Somerset, State of New Jersey, held via Go To Meeting at 7:00 p.m. on August 22, 2023.

The meeting was called to order at 7:00 p.m. by Mayor David Morris with the reading of the Open Public Meetings Law Statement followed by the Pledge of Allegiance and opening prayer.

## **ROLL CALL**

Upon roll call, the following were recorded present:

Mayor David Morris  
Council President Abel Gomez  
C. Anthony Pranzatelli  
C. Dominic Longo  
C. Linda Brnicevic

The following were recorded absent:

C. Vinnie Petti  
C. Kendall Lopez

Also in attendance:

Borough Administrator, Hector Herrera  
Borough Clerk/ Assistant Administrator, Jasmine D. McCoy  
Borough Attorney, Deena B. Rosendahl, Esq.

## **APPROVAL OF MINUTES**

Upon a motion by Councilman Dominic Longo, seconded by Council President Abel Gomez, the minutes of August 8, 2023, were approved upon a roll call vote.

Roll Call:     Aye:   Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic,  
                  Nay:   None  
                  Absent: Vinnie Petti, Kendall Lopez

Upon a motion by Council President Abel Gomez, seconded by Councilman Dominic Longo, the executive minutes of August 8, 2023, were approved upon a roll call vote.

Roll Call:     Aye:   Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic,  
                  Nay:   None  
                  Absent: Vinnie Petti, Kendall Lopez

## **ADVERTISED HEARING OR SPECIAL PRESENTATION**

The Oath of Office was administered by Mayor Morris to Lieutenant Jesse Schwartz and Sergeant Brian Wertheim.

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

There were no presentations of communications or petitions.

**GREETINGS FOR COMMENTS AND INVITATIONS FOR DISCUSSION**

There were no comments from the public.

**OPENING OF BIDS**

Bound Brook Pool Renovation- Bid Opening August 8, 2023

Alna Construction Corp.	\$3,649,000
Seawolf Construction	\$3,644,000
All State Technology	\$3,400,000
Heuer & Company	\$3,658,700

SCLSNJ Bound Brook Library- Bid Opening August 9, 2023

J.R. Contract	\$772,000
Pax Mundus Enterprise LLC	\$670,000
Spartan Construction, Inc.	\$567,000
Tekcon Construction Inc.	\$780,755
Salazar & Associates	\$749,000
A1 Construction Services	\$690,000

Crossing Guard Services- Bid Opening August 17, 2023- REJECTING ALL BIDS

**DIRECTOR OF PUBLIC WORKS REPORT- DALE LEUBNER**

Director of Public Works, Dale Leubner reported water samples are under review by DEP for the Billian Park Landfill, the Bound Brook Library’s HVAC project encountered supply chain issues, and the 2024 DOT Local Aid application was submitted for phase two of the reconstruction of West Franklin. Mr. Leubner advised the East Bound Train Station Waiting Room should be complete by the fall, a start date will be set for the 2022 Road Program and the 2023 Road Program is wrapping up. Over the fall, Middlebrook Road will be paved and a 2024 street sweeping schedule will be finalized.

**COMMITTEE REPORTS**

Chair of Finance, Dominic Longo, reported the 0.8 tax rate was approved and final tax bills are in the mail. The 2023 budget expenditures are on track and the introduction of Bond Ordinance 2023-041 is for the Codrington Park Pool and library improvements. Councilman Longo reported an appointment to fill a Recreation Commission vacancy is on the agenda and fall programs have begun. The SID met in July and approved job descriptions, hired an Assistant Downtown Manager, in the process of starting their audit and hiring a bookkeeper. Upcoming SID events include movies

in the park, Riverfest and Small Business Saturday. The SID is acquiring new banners and will have a branding campaign for the big belly's. The next public meeting is scheduled for October 18, 2023.

Councilwoman Brnicevic asked who was hired as the Assistant Downtown SID Manager and their salary. Council President Abel Gomez advised the name isn't being disclosed at this time and the salary is \$58k. Councilwoman Brnicevic further asked if the SID consultant will train the new hire. Council President Gomez confirmed. Councilwoman Brnicevic requested clarification on the new banners and the if the job description of the maintenance worker can be disclosed. Councilman Longo reviewed the new banner system and advised the job description will be shared.

Chair of Public Works, Buildings, Grounds and Utilities, Councilwoman Linda Brnicevic, reported on the ongoing efforts to clean downtown and expressed concerns of nails on the street from construction sites resulting in flat tires. The Library Contract Committee will meet to review the proposed contract. The Shade Tree Commission is working to replace downed trees.

Mayor Morris asked if full height safety netting can be used to address nails from construction sites. Borough Administrator, Hector Herrera, advised Code Enforcement is looking into the issue.

Chair of Public Safety, Council President Abel Gomez, reported on upcoming retirements and promotions. The EMS Department went into service in July and will continue to build out shifts to become operational 24/7. The SID will hold a Riverfest contest for big belly decorating.

Councilman Dominic Longo commended the EMS Department.

Chair of Economic Development, Councilman Anthony Pranzatelli, reported an environmental study is being conducted on the bank building, Urban Developers Redevelopment Agreement is scheduled to be approved and reviewed the negotiation process. Councilman Pranzatelli advised Meridia 10, 430 and 580 received site plan approval and PILOT will be submitted. The final certificate of occupancy is pending for The View and Citizen.

Councilwoman Linda Brnicevic asked why PILOTS are given continued to be given to construction projects. Discussion was held on PILOTS in the Borough, advantages and disadvantages.

Councilwoman Linda Brnicevic reported on various code enforcement issues.

## **INTRODUCTION OF ORDINANCES – FIRST READING**

Ordinance 2023-039 Ordinance Amending and Modifying Chapter 2 Administration, Article IV, Emergency Medical Service §2-24.10 Billing/Third Party Billing Established of the Borough of Bound Brook Code

Upon a motion by Council President Abel Gomez, seconded by Councilman Anthony Pranzatelli, Ordinance 2023-039 was approved on first reading upon a roll call vote. The public hearing was scheduled for September 12, 2023.

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Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic  
Nay: None  
Absent: Vinnie Petti, Kendall Lopez

Ordinance 2023-040 An Ordinance Amending and Supplementing Chapter 15, Housing, to Create Section 15-4.1, Short -Term Rental, in the Revised General Ordinances of the Borough of Bound Brook

Upon a motion by Council President Abel Gomez, seconded by Councilman Dominic Longo, Ordinance 2023-040 was approved on first reading upon a roll call vote. The public hearing was scheduled for September 12, 2023.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic  
Nay: None  
Absent: Vinnie Petti, Kendall Lopez

Ordinance 2023-041 Bond Ordinance Providing for Various Capital Improvements In and By the Borough of Bound Brook, in the County of Somerset, New Jersey, Appropriating \$1,500,000 Therefore and Authorizing the Issuance of \$1,425,000 Bonds or Notes of the Borough to Finance Part of the Cost Thereof

Upon a motion by Councilman Dominic Longo, seconded by Councilman Anthony Pranzatelli, Ordinance 2023-041 was approved on first reading upon a roll call vote. The public hearing was scheduled for September 12, 2023.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic  
Nay: None  
Absent: Vinnie Petti, Kendall Lopez

Ordinance 2023-042 An Ordinance of the Borough of Bound Brook, County of Somerset, New Jersey Approving the PILOT Application and Authorizing the Mayor and Borough Clerk Pursuant to N.J.S.A. 40A:20-1 et seq. To Execute a Financial Agreement By and Between the Borough of Bound Brook and Palisades Realty Opportunity Fund Urban Renewal LLC for Properties Identified on the Official Tax Map of the Borough of Bound Brook as Block 6, Lots 13 and 15-19 and Also Commonly Known as 25-31 West Main Street, 39-41 West Main Street and 1 Drake Street and Located in Redevelopment Area 2

Upon a motion by Councilman Dominic Longo, seconded by Council President Abel Gomez, Ordinance 2023-042 was approved on first reading upon a roll call vote. The public hearing was scheduled for September 12, 2023.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic

Nay: None

Absent: Vinnie Petti, Kendall Lopez

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

Ordinance 2023-037 An Ordinance Amending and Supplementing Chapter XVII, Property Maintenance, Section 17-20.5, Disposal of Garbage of the Revised General Ordinances of the Borough of Bound Brook to Amend Disposal of Garbage Exceptions

Upon a motion by Councilman Anthony Pranzatelli, seconded by Council President Abel Gomez, the floor was opened to the public. There were no comments from the public. Upon a motion by Councilman Anthony Pranzatelli, seconded by Council President Abel Gomez comments were closed to the public.

Upon a motion by Council President Abel Gomez, seconded by Councilman Dominic Longo, Ordinance 2023-037 was approved upon a roll call vote.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic

Nay: None

Absent: Vinnie Petti, Kendall Lopez

Ordinance 2023-038 An Ordinance Amending and Supplementing Chapter IV, General Licensing, Section 4-1.1, "Purpose", of the Revised Ordinances of the Borough of Bound Brook Amending the Definition and Restrictions of a Special Event

Upon a motion by Councilman Dominic Longo, seconded by Council President Abel Gomez, the floor was opened to the public. There were no comments from the public. Upon a motion by Councilman Dominic Longo, seconded by Council President Abel Gomez, comments were closed to the public.

Upon a motion by Councilman Dominic Longo, seconded by Council President Abel Gomez, Ordinance 2023-038 was approved upon a roll call vote.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic

Nay: None

Absent: Vinnie Petti, Kendall Lopez

**INTRODUCTION/DISCUSSION OF RESOLUTIONS**

Upon a motion by Council President Abel Gomez, seconded by Councilman Dominic Longo, Resolutions 2023-233 through 2023-242, 2023-244, 2023-245 and 2023-247 through 2023-251 were unanimously approved. All were in favor. A separate roll call was held for 2023-243 and 2023-246.

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- 2023-233 Resolution Memorializing Confirmation of Acceptance of Steven Velazquez's NJ State Firemen's Association Application for Membership to the Bound Brook Fire Department
- 2023-234 Resolution Authorizing the Partial Waiver of Refuse Fees for One (1) Unit at 237 West High Street
- 2023-235 Resolution Authorizing the Cancellation of 2023 3<sup>rd</sup> and 4<sup>th</sup> Quarter and 2024 Preliminary Refuse Billing, for 318 Talmage Avenue, Also Known on the Tax Map as Block 4, Lot 14
- 2023-236 Resolution Acknowledging the Retirement of John Mazuera from the Bound Brook Police Department
- 2023-237 Resolution Authorizing the Promotion of Jesse Schwartz Lieutenant within the Bound Brook Police Department
- 2023-238 Resolution Authorizing the Promotion of Promotion Brian Wertheim Sergeant within the Bound Brook Police Department
- 2023-239 Resolution of Support from the Governing Body of the Borough of Bound Brook Authorizing 2024 Cultural and Heritage Commission Grant Application
- 2023-240 Resolution of Support from the Governing Body of the Borough of Bound Brook Authorizing 2024 Local Arts Program Grant Application
- 2023-241 Resolution Memorializing Confirmation of Acceptance of Jorge Martinez's NJ State Firemen's Association Application for Membership to the Bound Brook Fire Department
- 2023-242 Resolution Memorializing Confirmation of Acceptance of James Bremer's NJ State Firemen's Association Application for Membership to the Bound Brook Fire Department
- 2023-243 Resolution Appointing Bill Boehm to the Recreation Commission a Regular Member

Upon a motion by Councilman Dominic Longo, seconded by Councilwoman Linda Brnicevic, Resolution 2023-243 was approved upon a roll call vote.

Roll Call: Aye: Abel Gomez, Dominic Longo, Linda Brnicevic

Nay: None

Recused: Anthony Pranzatelli

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2023-244 Resolution Approving the Hire of Pete Bayone as a Temporary Per Diem Electrical Sub Code Official

2023-245 Resolution Authorizing Emergency Appropriation for the Downpayment on Improvement Fund in 2023 Budget

2023-246 Resolution Authorizing a Non-Fair and Open Contract Award to T&M Associates for Professional Due Diligence Services for 11 Maiden Lane, Block 10, Lot 5 in the Amount of \$16,000

Upon a motion by Council President Abel Gomez, seconded by Councilman Anthony Pranzatelli, Resolution 2023-246 was approved upon a roll call vote.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo

Nay: Linda Brnicevic

2023-247 Resolution Authorizing a Refund of Overpayment of 3<sup>rd</sup> Quarter Property Taxes, Refuse and Sewer to the Property Owner of 841 Mountain Avenue

2023-248 Resolution Authorizing a Refund to Irwin Miller for Commuter Parking in the Amount of \$100.00

2023-249 Chapter 159: Library Construction Bond Act in the Amount of \$256,040.16

2023-250 Chapter 159: 2023 Local Arts Program in the Amount of \$3,000

2023-251 Resolution Rejecting All Bids for Crossing Guard Services and Authorizing the Borough Clerk to Re-Advertise

**UNFINISHED BUSINESS**

No unfinished business was discussed.

**NEW BUSINESS**

2023-255 Resolution Waiving Refuse Fees for the Volunteer Fire Department and Volunteer Rescue Squad

Upon a motion by Council President Abel Gomez, seconded by Councilman Anthony Pranzatelli, Resolution 2023-255 was approved upon a roll call vote.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic

Nay: None

2023-253 Resolution Authorizing the Formation of a Negotiating Committee for Rio Bound Brook Urban Renewal LLC, 500 East Main Street, Also Known on the Tax Map as Block 1, Lot 65

Upon a motion by Councilman Anthony Pranzatelli, seconded by Councilman Dominic Longo, Resolution 2023-253 was approved upon a roll call vote.

Roll Call: Aye: Anthony Pranzatelli, Dominic Longo,

Nay: None

Recuse: Abel Gomez

Abstain: Linda Brnicevic

2023-254 Resolution Appointing Members to the Special Improvement District Board of Trustees

Upon a motion by Dominic Longo, seconded by Councilman Anthony Pranzatelli, Resolution 2023-254 was approved upon a roll call vote. Discussion was held on the involving business owners.

Roll Call: Aye: Anthony Pranzatelli, Dominic Longo

Nay: Linda Brnicevic

Abstain: Abel Gomez

Borough Administrator, Hector Herrera, advised Middle Earth is planning to do a clean up September 16, 2023, followed by a picnic at Codrington Park.

### **APPROVAL OF VOUCHERS**

Upon a motion by Dominic Longo, seconded by Abel Gomez, Resolution 2023-252 was unanimously approved upon a roll call vote.

Roll Call: Aye: Abel Gomez, Anthony Pranzatelli, Dominic Longo, Linda Brnicevic

Nay: None

Absent: Vinnie Petti, Kendall Lopez

### **OPEN TO THE PUBLIC FOR COMMENT**

Business Owner of 427 East Main Street requested a translator for the next council meeting.

### **AUTHORIZE EXECUTIVE SESSION**

No executive session was held.

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**ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted by,  
Jasmine D. McCoy  
Borough Clerk