

BOROUGH OF BOUND BROOK
Planning and Zoning Board
Thursday, November 5, 2020
Go To Meeting– 7:00 P.M.
Bound Brook, New Jersey

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Compliance Statement: This meeting is being held in compliance with the Open Public Meetings Law. The requirements of the Law have been met. The Annual Meeting Notice has been posted in the Municipal Building, filed with the Municipal Clerk, and forwarded to the Courier-News and Star Ledger in January 2020.

1. Flag Salute

2. Roll Call

Board Members:

| | | |
|-----|----------------------|---------------|
| ___ | Robert Fazen, Mayor | Class 1, 2020 |
| ___ | Jake Hardin, Council | Class 3, 2020 |
| ___ | Michael Witt, Chair | Class 4, 2020 |
| ___ | Linda Brnicevic | Class 4, 2022 |
| ___ | Howard Wagner | Class 4, 2021 |
| ___ | Mark Speed | Class 4, 2021 |
| ___ | Jim Ayotte | Class 2, 2020 |
| ___ | Scott Sloan | Class 4, 2020 |
| ___ | Erick Chandler | Class 4, 2022 |
| ___ | Keith Krauser | Alt. 1, 2021 |
| ___ | Wale Adewunmi | Alt. 2, 2020 |

Staff:

| | | |
|-----|-------------------|-----------------|
| ___ | John Belardo | Board Attorney |
| ___ | Stan Slachetka | Board Planner |
| ___ | Bill Burr | Board Engineer |
| ___ | Jasmine D. Mathis | Board Secretary |

3. Approval of Minutes

A. September 3, 2020- Special Meeting

Motion: Second: Discussion:

| | | |
|-------------------------|-------------------------|-----------------------|
| Mayor Robert Fazen_____ | Chairman Mike Witt_____ | Linda Brnicevic_____ |
| Howard Wagner_____ | Mark Speed_____ | Jim Ayotte_____ |
| Scott Sloan_____ | Erick Chandler_____ | Wale Adewunmi Alt.2__ |

4. Public Comment

5. Mayor’s Message

6. Resolutions

**A. PB Resolution 2020-12
PB Application #20-06
East Main Street Realty, LLC
506 East Main Street
Block 1, Lot 66**

Motion: Second: Discussion:

| | | |
|-------------------------|-------------------------|----------------------|
| Mayor Robert Fazen_____ | Chairman Mike Witt_____ | Linda Brnicevic_____ |
| Howard Wagner_____ | Jim Ayotte_____ | Scott Sloan_____ |

**B. PB Resolution 2020-13
PB Application #20-07
Effinger Plaza 2018, LLC
509 West Union Avenue
Block 69, Lot 5, 6 and 7**

Motion: Second: Discussion:

| | | |
|-------------------------|-----------------------------|-------------------------|
| Mayor Robert Fazen_____ | Councilman Jake Hardin_____ | Chairman Mike Witt_____ |
| Linda Brnicevic_____ | Mark Speed_____ | Jim Ayotte_____ |
| Scott Sloan_____ | Erick Chandler_____ | |

**C. PB Resolution 2020-14
PB Application #20-04**

**Meridia 1 Bound Brook
1 East Main Street
Block 8, Lots 9.01-9.03 & 9.04**

Motion: Chairman Mike Witt____
Second: Howard Wagner____
Discussion: Mark Speed____
Erick Chandler____

D. PB Resolution 2020-15

Resolution of the Borough of Bound Brook Planning Board Adopting Emergency Remote Meeting Protocols, Procedures and Requirements for Public Participation at Remote Meetings

Motion: Mayor Robert Fazen____
Second: Councilman Jake Hardin____
Discussion: Chairman Mike Witt____
Howard Wagner____ Mark Speed____ Jim Ayotte____
Scott Sloan____ Erick Chandler____ Keith Krauser Alt.1____
Wale Adewunmi Alt.2____

7. Hearings

**A. PB Application #20-09
Meridia 300 Urban Renewal
330-306 East Main Street
Block 1, Lots 56.01 & 56.02**

Motion: Mayor Robert Fazen____
Second: Councilman Jake Hardin____
Discussion: Chairman Mike Witt____
Howard Wagner____ Mark Speed____ Jim Ayotte____
Scott Sloan____ Erick Chandler____ Keith Krauser Alt.1____
Wale Adewunmi Alt.2____

8. New Business

9. Unfinished Business

10. Upcoming Hearings

PB Application #20-04
Meridia 1
1 East Main Street
Block 8, Lots 9.01-9.03 & 9.04
Scheduled: November 19, 2020

11. Meeting Adjournment