

**BOROUGH OF BOUND BROOK**  
**Planning and Zoning Board**  
**Special Meeting**  
**Thursday, July 29, 2021 at 7:30 P.M.**  
**Bound Brook, New Jersey**

**Please join my meeting from your computer, tablet or smartphone:**

<https://global.gotomeeting.com/join/434777981>

**You can also dial in using your phone:**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3117](tel:+15713173117)

**Access Code:** 434-777-981

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/434777981>

**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 December 2020.

**1. Flag Salute**

**2. Roll Call**

**Board Members:**

___	Mike Witt, Chair	Class 4, 2024
___	Scott Sloan	Class 4, 2024
___	Linda Brnicevic	Class 4, 2022
___	Howard Wagner	Class 4, 2021
___	Mark Speed	Class 4, 2021
___	Jim Ayotte	Class 2, 2021
___	Erick Chandler	Class 4, 2022
___	Robert Fazen, Mayor	Class 1, 2021
___	Jake Hardin, Council	Class 3, 2021
___	Keith Krauser	Alt. 1, 2021
___	Wale Adewunmi	Alt. 2, 2022

**Staff:**

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

**3. Approval of Minutes**

**A/ June 24, 2021 Minutes  
(Ineligible to Vote: Mike Witt, Scott Sloan, Howard Wagner, Councilman Jake Hardin)**

**Motion:        Second:        Discussion:**

**Roll Call:**

Linda Brnicevic\_\_\_\_ Mark Speed\_\_\_\_ Jim Ayotte\_\_\_\_  
Erick Chandler\_\_\_\_ Mayor Robert Fazen\_\_\_\_ Keith Krauser Alt. 1\_\_\_\_  
Wale Adewunmi Alt. 2\_\_\_\_

**B/ July 8, 2021 Minutes  
(Ineligible to Vote: Mike Witt, Jim Ayotte, Mayor Robert Fazen)**

**Motion:        Second:        Discussion:**

**Roll Call:**

Scott Sloan\_\_\_\_ Linda Brnicevic\_\_\_\_ Howard Wagner\_\_\_\_  
Mark Speed\_\_\_\_ Erick Chandler\_\_\_\_ Councilman Jake Hardin\_\_\_\_  
Keith Krauser Alt. 1\_\_\_\_ Wale Adewunmi Alt. 2\_\_\_\_

**4. Public Comment**

**5. Mayor's Message**

**6. Resolutions**

**A/ PB Resolution #2021-05  
PB Application #21-002  
Bogart Properties  
416 Longwood Avenue  
Block 57, Lots 3**

**Motion:**

**Second:**

**Discussion:**

Linda Brnicevic\_\_\_\_ Mark Speed\_\_\_\_ Jim Ayotte\_\_\_\_

Erick Chandler\_\_\_\_ Mayor Robert Fazen\_\_\_\_ Keith Krauser Alt. 1\_\_\_\_

Wale Adewunmi Alt. 2\_\_\_\_

**8. New Business**

**Borough Council Resolution 2021-165**

Resolution of the Borough Council of the Borough of Bound Brook Authorizing and Directing the Planning board of the Borough of Bound Brook to Undertake a Preliminary Investigation to Examine Whether Certain Properties, in Particular Block 10, Lots 4,5,9, 10, 18, 19 and 20, Including the Adjacent Public Alley, All as Shown on the Borough Tax Maps, Located on Mountain Avenue, Maiden Lane and East Main Street in the Borough of Bound Brook, New Jersey, Qualify to Be Determined an Area in Need of Redevelopment, Condemnation Area, Pursuant to N.J.S.A. 40A:12A-1 et seq

**9. Unfinished Business**

**Introduced Ordinance 2021-018**

An Ordinance of the Municipal Council of the Borough of Bound Brook Adopting an Amended Redevelopment Plan for Redevelopment Area 2 Pursuant to N.J.S.A. 40A:12A1 et seq. which will Supersede and Replace the Current Redevelopment Plan for Redevelopment Area 2

**Motion**

**Second:**

**Discussion**

Mike Witt\_\_\_\_ Scott Sloan\_\_\_\_ Linda Brnicevic\_\_\_\_ Howard Wagner\_\_\_\_

Mark Speed\_\_\_\_ Jim Ayotte\_\_\_\_ Erick Chandler\_\_\_\_

Mayor Robert Fazen\_\_\_\_ Councilman Jake Hardin\_\_\_\_ Keith Krauser Alt. 1\_\_\_\_

Wale Adewunmi Alt. 2\_\_\_\_

**10. Upcoming Hearings**

A/ PB Application #21-004  
Allure at Vosseller  
516-518 Vosseller Avenue

Block 81 and Lots 15,16 & 17  
Scheduled: August 26, 2021

- B/ PB Application #21-003  
VFV Properties  
615 Vosseller Avenue  
Block 90 Lot 2  
Scheduled: September 9, 2021
  - C/ PB Application #21-005  
Hamilton Street Properties  
Block 12, Lots 2.01, 5.01, 10.02  
Scheduled: Under Review
  - D/ PB Application #21-006  
Montesano at Bound Brook, LLC  
38 West Main Street  
Block 1, Lot 38 & 38.01  
Scheduled: Under Review
- 11. Meeting Adjournment**