

BOROUGH OF BOUND BROOK
Planning and Zoning Board
Regular Meeting
Thursday, August 26, 2021 at 7:30 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 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

August 12, 2021 Meeting Minutes

(Ineligible to vote: Howard Wagner, Erick Chandler, Keith Krauser, Wale Adewunmi)

Motion: Second: Discussion:

Roll Call:

Mike Witt____ Scott Sloan____ Linda Brnicevic____ Mark Speed____

Jim Ayotte____ Mayor Robert Fazen____ Councilman Jake Hardin____

4. Public Comment

5. Mayor's Message

6. Resolutions

7. Hearings

A/ Informal Hearing

Robert Ferb

332 St. Johns Place

Proposed Townhomes

8. New Business

A/ MU-2 Zone Discussion

9. Unfinished Business

A/ 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

10. Upcoming Hearings

- A/ PB Application #21-004
Allure at Vosseller
516-518 Vosseller Avenue
Block 81 and Lots 15,16 & 17
Scheduled: Adjourned to October 14, 2021
- B/ PB Application #21-003
VfV Properties
615 Vosseller Avenue
Block 90 Lot 2
Scheduled: October 28, 2021
- C/ PB Application #21-005
Hamilton Street Properties
Block 12, Lots 2.01, 5.01, 10.02
Scheduled: September 23, 2021
- D/ PB Application #21-006
Montesano at Bound Brook, LLC
38 West Main Street
Block 1, Lot 38 & 38.01
Scheduled: September 9, 2021
- E/ PB Application #21-007
Rackson Restaurant Group (Burger King)
607 Tea Street
Block 68, Lot 1.01
Scheduled: Under Review
- F/ PB Application #21-008
Triad Management & Consulting
127 Talmage Avenue
Block 23, Lot 1.01
Scheduled: Under Review

11. Meeting Adjournment