

BOROUGH OF BOUND BROOK
Planning and Zoning Board
Special Meeting
Thursday, December 16, 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

4. Public Comment

5. Mayor's Message

6. Resolutions

A/ **PB Resolution 2021-07**
PB Application #21-003
VFV Properties
615 Vosseller Avenue
Block 90 Lot 2

Motion: Second: Discussion:

Mike Witt____ Scott Sloan____ Linda Brnicevic____ Howard Wagner____
Mark Speed____ Jim Ayotte____ Mayor Robert Fazen____
Councilman Jake Hardin____ Keith Krauser Alt. 1____

7. Hearings

A/ **PB Application #21-005**
Hamilton Street Properties
Block 12, Lots 2.01, 5.01, 10.02
Carried from November 4, 2021

Motion: Second: Discussion:

Roll Call:

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____

8. New Business

A/ Borough Council Ordinance 2021-029

An Ordinance Amending and Supplementing the Revised General Ordinances of the Borough of Bound Brook, in the County of Somerset, Chapter XXI, Land Use, to Regulate the Location of Certain Cannabis Establishments Within Certain Zoning Districts Within the Municipality

Motion: Second: Discussion:

Roll Call:

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____

B/ 2022 Reorganization Meeting

9. Unfinished Business

A/ 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, SPECIFICALLY A CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Motion: Second: Discussion:

Roll Call:

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: December 9, 2021

B/ PB Application #21-007
Rackson Restaurant Group (Burger King)
607 Tea Street
Block 68, Lot 1.01
Reschedule Hearing TBD

C/ PB Application #21-008
Triad Management & Consulting
127 Talmage Avenue
Block 23, Lot 1.01
Scheduled: TBD

D/ PB Application #21-009
Montesano at Bound Brook, LLC
38-40 West Main Street
Block 1, Lot 38 & 38.01
Scheduled: Under Review

11. Meeting Adjournment