

**BOROUGH OF BOUND BROOK**  
**Planning and Zoning Board**  
**Thursday, January 27, 2022**  
**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 2021.

**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, 2024
___	Jim Ayotte	Class 2, 2022
___	Wale Adewunmi	Class 4, 2024
___	Keith Krauser	Class 4, 2022
___	Robert Fazen, Mayor	Class 1, 2021
___	Jake Hardin, Council	Class 3, 2021
___	Dominic Moramarco	Alt. 1, 2023
___	Mark Speed	Alt. 2, 2022

**Staff:**

___	John Belardo	Board Attorney
___	Kendra Lelie	Board Planner
___	Nicholas Rotonda	Board Engineer
___	Jasmine D. Mathis	Board Secretary

**3. Approval of Minutes –**

**January 13, 2022 Reorganization Meeting**

**Motion:        Second:        All in Favor:**

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

Jim Ayotte\_\_\_\_        Wale Adewunmi\_\_\_\_        Keith Krauser\_\_\_\_

Mayor Robert Fazen\_\_\_\_        Councilman Jake Hardin\_\_\_\_

**4. Public Comment (non-agenda items)**

**5. Mayor’s Message**

**6. Resolutions**

**A/ PB Res. 2022-02  
PB Application #21-005  
Hamilton Street Properties  
Block 12, Lots 2.01, 5.01, 10.02**

**Motion:                                  Second:                                  Discussion:**

**Roll Call:**

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

Jim Ayotte\_\_\_\_        Wale Adewunmi\_\_\_\_        Keith Krauser\_\_\_\_

Mayor Robert Fazen\_\_\_\_        Councilman Jake Hardin\_\_\_\_

**7. Hearing**

**A/ PB Application #21-004  
Allure at Vosseller  
516-518 Vosseller Avenue  
Block 81 and Lots 15,16 & 17**

Motion:                      Second:                      Discussion:  
Roll Call:  
Mike Witt\_\_\_\_              Scott Sloan\_\_\_\_              Linda Brnicevic\_\_\_\_      Howard Wagner\_\_\_\_  
Jim Ayotte\_\_\_\_              Wale Adewunmi\_\_\_\_              Keith Krauser\_\_\_\_  
Mayor Robert Fazen\_\_\_\_              Councilman Jake Hardin\_\_\_\_

**8. New Business**

**9. Unfinished Business**

**10. Upcoming Hearings**

A/ PB Application #21-007  
Rackson Restaurant Group (Burger King)  
607 Tea Street  
Block 68, Lot 1.01  
Scheduled: February 10, 2022

B/ PB Application #21-008  
Triad Management & Consulting  
127 Talmage Avenue  
Block 23, Lot 1.01  
Scheduled: February 24, 2022

C/ PB Application #21-009  
Montesano at Bound Brook, LLC  
38-40 West Main Street  
Block 1, Lot 38 & 38.01  
Scheduled: March 10, 2022

D/ PB Application #21-010  
Estate of Donald McCutcheon Jr.  
300 Talmage Avenue  
Block 4, Lots 16, 16.01  
Scheduled: March 24, 2022

E/ PB Application #21-011  
Lopresti-Clearview LLC  
465 West Union Avenue  
Block 71, Lot 11  
Scheduled: April 14, 2022

F/ PB Application #22-001  
Triad Management & Consulting  
300-336 Talmage Avenue  
Block 4, Lots 8.02, 9 & 10  
Scheduled: Pending Review

**11. Meeting Adjournment**