

BOROUGH OF BOUND BROOK
Planning and Zoning Board
Thursday, April 14, 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
___	Charlie Cunliffe	Board Engineer
___	Jasmine D. Mathis	Board Secretary

- 3. **Approval of Minutes –**
- 4. **Public Comment (non-agenda items)**
- 5. **Mayor’s Message**
- 6. **Resolutions**

**PB Res. 2022-005
Rackson Restaurant Group
607 Tea Street
Block 68, Lot 1.01**

Motion: Second: Discussion:

Roll Call:

Mike Witt____ Scott Sloan____ Linda Brnicevic____ Howard Wagner____

Jim Ayotte____ Wale Adewunmi____ Keith Krauser____

Mayor Robert Fazen____ Dominic Moramarco Alt. 2____

7. Hearing

**A/ PB Application #21-011
Lo Presti-Clearview LLC
465 West Union Avenue
Block 71, Lot 11**

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____ Mark Speed Alt. 1____

Dominic Moramarco Alt. 2____

B/ Resolution 2022-044

Resolution of the Borough Council of the Borough of Bound Brook Requesting that the Planning Board of the Borough of Bound Brook Reconsider the 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____

Jim Ayotte____ Wale Adewunmi____ Keith Krauser____

Mayor Robert Fazen____ Councilman Jake Hardin____

Mark Speed Alt. 1____ Dominic Moramarco Alt. 2____

8. New Business

9. Unfinished Business

10. Upcoming Hearings

A/ PB Application #22-001
Triad Management & Consulting
330-336 Talmage Avenue
Block 4, Lots 8.02, 9 & 10
Scheduled: August 11, 2022

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

11. Meeting Adjournment