

**BOROUGH OF BOUND BROOK**  
**Planning and Zoning Board**  
**Thursday, April 28, 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 –**

**December 9, 2021**

**(Ineligible to vote: Dominic Moramarco)**

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

**December 16, 2022**

**(Ineligible to vote: Mike Witt, Scott Sloan, Howard Wagner, Mark Speed, Dominic Moramarco)**

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

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

**5. Mayor’s Message**

**6. Resolutions**

**A/ PB. Resolution 2022-06  
PB #21-010  
Estate of Donald McCutcheon Jr.  
300 Talmage Avenue  
Block 4, Lot 16 & 16.01**

**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**

**8. New Business**

**A/ Ordinance 2022-09**

**An Ordinance Amending and Supplementing Chapter 21, Land Use, of the General Revised Ordinances of the Borough of Bound Brook to Include Amended Definition for Impervious Coverage**

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\_\_\_\_

**9. Unfinished Business**

**10. Upcoming Hearings**

**11. Meeting Adjournment**

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

C/ 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

Scheduled: TBD