

BOROUGH OF BOUND BROOK
Planning and Zoning Board
Thursday, July 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 –

A/ January 27, 2022

Motion: Second: All in Favor:

B/ February 24, 2022

(Ineligible to vote: Mike Witt, Scott Sloan, Jim Ayotte)

Motion: Second: All in Favor:

C/ March 10, 2022

(Ineligible to vote: Linda Brnicevic, Howard Wagner, Jim Ayotte, Mark Speed)

Motion: Second: All in Favor:

D/ March 24, 2022

(Ineligible to vote: Mike Witt & Mark Speed)

Motion: Second: All in Favor:

4. Public Comment (non-agenda items)

5. Mayor’s Message

6. Resolutions

7. Hearing

8. New Business

A/ Borough Council Ordinance 2022-19

An Ordinance of the Governing Body of the Borough of Bound Brook Amending the Amended Redevelopment Plan for Redevelopment Area 2 Pursuant to N.J.S.A. 40A: 12-1 et seq to Remove Block 1 Lot 42

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/ Borough Council Ordinance 2022-24

An Ordinance of the Borough Council of the Borough of Bound Brook Amending the Amended Redevelopment Plan for Redevelopment Area 1 Pursuant to N.J.S.A. 40a:12a-1 et seq To Increase the Maximum Building Height and to Revise the Stepback Requirements

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____

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: TBD

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

C/ PB Application #21-011
Lo Presti-Clearview LLC
465 West Union Avenue
Scheduled: TBD

D/ PB Application #22-003
Anthony Marra
332 A, V & 334 St. Johns Place

Scheduled: TBD

E/ PB Application #22-004
Steven & Janice Clouser
155 Farm Lance
Scheduled: Under Review

11. Meeting Adjournment