

**BOROUGH OF BOUND BROOK**  
**Planning and Zoning Board**  
**Thursday, December 14, 2023**  
**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 2022.

**1. Flag Salute**

**2. Roll Call**

**Board Members:**

___	Mike Witt, Chair	Class 4, 2024
___	Scott Sloan	Class 4, 2024
___	CathyAnn Baker Roll	Class 4, 2024
___	Wale Adewunmi	Class 4, 2024
___	Mark Speed	Class 4, 2026
___	Maralee Sanders	Class 4, 2026
___	Jim Ayotte	Class 2, 2025
___	David Morris, Mayor	Class 1, 2023
___	Abel Gomez, Council	Class 3, 2023
___	Dominic Moramarco	Alt. 1, 2023
___		Alt. 2, 2024

**Staff:**

___	John Belardo	Board Attorney
___	Timothy Jenssen	Board Planner
___	Charlie Cunliffe	Board Engineer
___	Jasmine D. McCoy	Board Secretary

**3. Approval of Minutes**

A/ June 22, 2023  
(Ineligible to vote: Mike Witt, Scott Sloan, Howard Wagner, Jim Ayotte, Mayor David Morris)

Motion:            Second:            All in Favor:

B/ September 28, 2023  
(Ineligible to vote: Scott Sloan, Wale Adewunmi, Jim Ayotte, Councilman Abel Gomez, Dominic Moramarco)

Motion:            Second:            All in Favor:

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

**5. Mayor’s Message**

**6. Resolutions**

**7. Hearing**

**8. New Business**

A/ Ordinance 2023-055

An Ordinance Amending the Amended Redevelopment for Redevelopment Area 2 Pursuant to N.J.S.A. 40A:12A-et seq. to Increase Minimum Setbacks

<b>Motion:</b>	<b>Second:</b>	<b>All in Favor:</b>
Mike Witt____	Scott Sloan_____	CathyAnn Baker Roll_____
Wale Adewunmi____	Mark Speed_____	Maralee Sanders _____
Jim Ayotte_____	Mayor David Morris_____	Councilman Abel Gomez____
Dominic Moramarco, Alt. 1 ____		

B/ Reorganization Meeting scheduled for January 11, 2024

**9. Unfinished Business**

**10. Upcoming Hearings**

A/ PB#23-001  
New Horizon Properties  
227 W. Union Avenue  
Block 75, Lot 10  
Scheduled: Under Review

B/ PB#23-002  
Talmage Urban Renewal LLC  
336 Talmage Avenue  
Block 4, Lots 8.02, 9 & 10  
Scheduled: Under Review

C/ PB#23-003  
Loprestic-Clearview, LLC  
465 West Union Avenue  
Block 71, Lot 11  
Scheduled: Under Review

**11. Meeting Adjournment**