

BOROUGH OF BOUND BROOK
Planning and Zoning Board
Thursday, February 8, 2024
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
___	Dominic Longo, Mayor	Class 1, 2024
___	Linda Brnicevic, Council	Class 3, 2024
___	Abel Gomez	Alt. 1, 2025
___	Jaime Garcia	Alt. 2, 2024

Staff:

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

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

A/ PB. Resolution 2024-02
 The View at 127 Urban Renewal LLC
 127 Talmage Avenue
 Block 23, Lot 1.01

Motion:	Second:	Discussion:
Mike Witt____	Scott Sloan_____	CathyAnn Baker Roll ____
Wale Adewunmi____	Mark Speed_____	Maralee Sanders ____
Jim Ayotte_____	Mayor Dominic Longo_____	Council Linda Brnicevic ____
Abel Gomez,Alt. 1 ____	Jaime Garcia, Alt. 2____	

- 7. **Hearing**
- 8. **New Business**

A/ Ordinance 2024-02

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

Motion:	Second:	Discussion:
Mike Witt____	Scott Sloan_____	CathyAnn Baker Roll ____
Wale Adewunmi____	Mark Speed_____	Maralee Sanders ____
Jim Ayotte_____	Mayor Dominic Longo_____	Council Linda Brnicevic ____
Abel Gomez,Alt. 1 ____	Jaime Garcia, Alt. 2____	

- 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#23-004
Lopresti-Clearview, LLC
465 West Union Avenue
Block 71, Lot 11
Scheduled: February 22, 2024

11. Meeting Adjournment