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**BOROUGH OF BOUND BROOK
PLANNING AND ZONING BOARD
PRELIMINARY AGENDA**

**7:30 PM
THURSDAY, AUGUST 8, 2024**

REGULAR MEETING

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- 1. CALL TO ORDER**
- 2. SALUTE TO THE FLAG**
- 3. 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 2023.
- 4. 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
___	Erin Santora LaGrua	Board Secretary

- 5. **MINUTES FOR CONSIDERATION**
- 6. **PUBLIC COMMENT (non-agenda items)**
- 7. **MAYOR’S MESSAGE**
- 8. **RESOLUTIONS FOR CONSIDERATION**
- 9. **PUBLIC HEARINGS**

A/ PB#24-004
[Morecraft Brownstone Urban Renewal LLC](#) (Atty. - Joseph A. Paparo, Esq.)
 18 Hamilton Street
 Block 12, Lot 10.04
Minor Site Plan w/ "c" variances

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___	

B/ PB#23-001
[New Horizon Properties LLC](#) (Atty. - Salvatore Alfieri, Esq.)
 227 W. Union Avenue
 Block 75, Lot 10
Preliminary & Final Site Plan w/ "c" variance

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___	

8. **NEW BUSINESS**

9. **UNFINISHED BUSINESS**

10. **UPCOMMING HEARINGS**

A/ PB#19-11
Urban Developers LLC
West Main Street
Block 6, Lots 13, 15-19
Scheduled: September 12, 2024

B/ PB#23-004
Lopresti-Clearview, LLC
465 West Union Avenue
Block 71, Lot 11
Scheduled: September 12, 2024

C/ PB#23-002
Talmage Urban Renewal LLC
336 Talmage Avenue
Block 4, Lots 8.02, 9 & 10
Scheduled: September 12, 2024

D/ PB#24-001
The National Food Lab
509 & 513 West Union Avenue
Block 68, Lots 5,6 & 7
Scheduled: Under Review

E/ PB#24-005
Dharm Inc. (Dunkin')
432 W. Union Avenue
Block 61, Lot 4
Scheduled: September 26, 2024

11. **MEETING ADJORNMENT**

Motion:

Second:

The next Planning and Zoning Board meeting is scheduled for:
Thursday, September 12, 2024, at 7:30 p.m.