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**BOROUGH OF BOUND BROOK
PLANNING AND ZONING BOARD
PRELIMINARY AGENDA
7:30 PM
THURSDAY, OCTOBER 24, 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
___	Jacqueline M. Dirmann	Board Engineer
___	Erin Santora LaGrua	Board Secretary

5. MINUTES FOR CONSIDERATION

A/ August 8, 2024

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___	

6. PUBLIC COMMENT (non-agenda items)

7. MAYOR’S MESSAGE

8. RESOLUTIONS FOR CONSIDERATION

A/ PB#23-004
[Lopresti-Clearview, LLC](#)
465 West Union Avenue
Block 71, Lot 11

Motion:	Second:	Discussion:
CathyAnn Baker Roll ___	Wale Adewunmi ___	Mark Speed ___
	Maralee Sanders ___	Council Linda Brnicevic ___

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:
CathyAnn Baker Roll ___	Wale Adewunmi___	Mark Speed___

Maralee Sanders _____ Jim Ayotte _____ Mayor Dominic Longo _____
Council Linda Brnicevic _____

9. REQUEST FOR EXTENSION OF APPROVAL

A/ PB# 19-11
[Urban Developers, LLC](#)
West Main Street
Block 6, Lots 13, 15-19

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 _____	

10. PUBLIC HEARINGS

A/ PB#24-005
[Dharm, Inc.](#) (Atty. – Jason Rittie, Esq.) – CARRIED FROM SEPTEMBER 26, 2024
432 W. Union Avenue (Route 28)
Block 61, Lot 4
D(1) Use Variance and 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 _____		
Abel Gomez, Alt. 1 _____	Jaime Garcia, Alt. 2 _____	

8. NEW BUSINESS

9. UNFINISHED BUSINESS

10. UPCOMMING HEARINGS

- A/ PB#23-001
New Horizon Properties
227 W. Union Avenue
Block 75, Lot 10
Scheduled: January 2025

- B/ PB#23-002
Talmage Urban Renewal LLC
336 Talmage Avenue
Block 4, Lots 8.02, 9 & 10
Scheduled: January 2025

- C/ PB#24-001
The National Food Lab
509 & 513 West Union Avenue
Block 68, Lots 5,6 & 7
Scheduled: December 12, 2024

11. MEETING ADJORNMENT

Motion: **Second:**

The next Planning and Zoning Board meeting is scheduled for:
Thursday, November 14, 2024, at 7:30 p.m.