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**BOROUGH OF BOUND BROOK
PLANNING AND ZONING BOARD
REVISED AGENDA
7:30 PM
THURSDAY, DECEMBER 12, 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/ September 26, 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. NEW BUSINESS

A/ [Amendment to the Borough Master Plan's Circulation Element](#)

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. RESOLUTIONS FOR CONSIDERATION

A/ PB#24-005
[Dharm, Inc.](#) (Atty. – Jason Rittie, Esq.)
 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_____ Wale Adewunmi_____
 Mark Speed_____ Maralee Sanders_____ Jim Ayotte_____

10. PUBLIC HEARINGS

A/ PB#24-001
[The National Food Lab., Inc.](#) (Atty. - Michael R. Butler, Esq.)
 509 & 513 West Union Avenue
 Block 68, Lots 5,6 & 7
D(1) Use Variance and Preliminary & Final Site Plan

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____

11. UNFINISHED BUSINESS

12. UPCOMMING HEARINGS

A/ PB#23-001
 New Horizon Properties, LLC (Atty. - Salvatore Alfieri, Esq.)
 227 W. Union Avenue
 Block 75, Lot 10
 Status: To be scheduled January 2025

B/ PB#23-002
 Talmage Urban Renewal LLC (Atty. - Michael P. O'Grodnick, Esq)
 336 Talmage Avenue
 Block 4, Lots 8.02, 9 & 10
 Status: To be scheduled January 2025

C/ PB#24-006
 MacPherson, Scott & Cheryl
 794 Watchung Road
 Block 95, Lot 31.01
 Status: Under review.

D/ PB#24-007
Morecraft Brownstone Urban Renewal LLC (Atty. - Joseph A. Paparo, Esq.)
18 Hamilton Street
Block 12, Lot 10.04
Status: To be scheduled February 2025

E/ PB#24-008
Peterson, George & Diana (Atty. - Michael Osterman, Esq.)
340 & 342 W. Second St.
Block 29, Lots 21& 22
Status: Under review.

13. **MEETING ADJORNMENT**

Motion: _____

Second: _____

The next Planning and Zoning Board meeting is scheduled for:
Thursday, January 9, 2025, at 7:30 p.m.