



DISCLAIMER: This agenda is provided for informational purposes only and as a courtesy to the community. Please be advised that this agenda is subject to change.

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

**7:30 PM
THURSDAY, MAY 8, 2025**

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 2024.
- 4. ROLL CALL**

Board Members:

Mike Witt		Jim Ayotte	
Scott Sloan		Dominic Longo, Mayor	
Abel Gomez		Linda Brnicevic, Council	
Trina Folkes		Wale Adewunmi, Alt. 1	
Carrie Kitze		CathyAnn Baker Roll, Alt. 2	
Maralee Sanders			

P = Present A = Absent

Staff:

John Belardo, Board Attorney		Jacqueline M. Dirmann, Board Engineer	
John Szabo, Board Planner		Erin Santora LaGrua, Board Secretary	

P = Present A = Absent

5. **MINUTES FOR CONSIDERATION**

A/ April 10, 2025

- Mover:
- Second:
- Ayes:
- Nays:
- Abstentions:
- Result:

6. **PUBLIC COMMENT (non-agenda items)**

7. **MAYOR'S MESSAGE**

9. **RESOLUTIONS FOR CONSIDERATION – None.**

10. **PUBLIC HEARINGS** (The application materials can be accessed via the hyperlink(s) below)

A/ PB#23-001
[New Horizon Properties LLC](#) (Atty. – Salvatore Alfieri, Esq.)
227 West Union Avenue
Block 75, Lot 10
Preliminary & Final Site Plan

Motion: _____ | Second: _____
Discussion:

VOTE:

Mike Witt		Jim Ayotte	
Scott Sloan		Dominic Longo, Mayor	
Abel Gomez		Linda Brnicevic, Council	
Trina Folkes		Wale Adewunmi, Alt. 1	
Carrie Kitze		CathyAnn Baker Roll, Alt. 2	
Maralee Sanders			

Y = Yes N = No A = Abstain

11. **REQUEST FOR EXTENSION OF APPROVAL**

A/ PB#25-003 | Previous application # 19-11
[Luxury Lofts LLC](#) | Previous Applicant: Urban Developers LLC (Atty. - Sean McGowan, Esq.)
West Main Street
Block 6, Lots 13, and 15-19
Request for One-year Extension of Preliminary and Final Major Site Plan Approval

Motion: _____ | Second: _____
Discussion:

VOTE:

Mike Witt		Jim Ayotte	
Scott Sloan		Dominic Longo, Mayor	
Abel Gomez		Linda Brnicevic, Council	
Trina Folkes		Wale Adewunmi, Alt. 1	
Carrie Kitze		CathyAnn Baker Roll, Alt. 2	
Maralee Sanders			

Y = Yes N = No A = Abstain

12. **NEW BUSINESS** – None.

12. **UNFINISHED BUSINESS** – None.

13. **UPCOMING HEARINGS**

A/ PB#23-002
Talmage Urban Renewal LLC (Atty. - Michael P. O'Grodnick, Esq)
336 Talmage Avenue
Block 4, Lots 8.02, 9 & 10
Status: Pending redevelopers agreement.

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

C/ PB#24-008
Peterson, George & Diana
340 W. Second St.
Block 29, Lot 21
Status: Under review.

D/ PB#24-009
Peterson, George & Diana
342 W. Second St.
Block 29, Lot 22
Status: Under review.

E/ PB#25-001
Times Square Holdings LLC (Atty.: Sean R. McGowan, Esq.)
38-40 W. Main St.
Block 1, Lots 38 & 38.01
Status: Under review.

F/ PB#25-001
Yu, Zhaoou (Atty.: John J. Sullivan, Esq.)
44 W. Union Ave.
Block 64, Lot 5
Status: Scheduled for June 12, 2025

14. **MEETING ADJORNMENT**

Motion: _____ **Second:** _____

The next Planning and Zoning Board meeting is scheduled for:
Thursday, May 22, 2025, at 7:30 p.m.