



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 22, 2025

REGULAR MEETING

Please join my meeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/434777981>

You can also dial in using your phone:

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3117](tel:+15713173117)

Access Code: 434-777-981

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/434777981>

- 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/ May 8, 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 – None.

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

A/ Affordable Housing Element and Fair Share Plan Discussion

12. UNFINISHED BUSINESS – None.

13. UPCOMMING HEARINGS

- A/ PB#23-001
New Horizon Properties LLC (Atty. – Salvatore Alfieri, Esq.)
227 West Union Avenue
Block 75, Lot 10
Preliminary & Final Site Plan
Status: Scheduled June 26, 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: Pending redevelopers agreement.
- C/ PB#24-006
MacPherson, Scott & Cheryl
794 Watchung Road
Block 95, Lot 31.01
Status: Under review.
- D/ PB#24-008
Peterson, George & Diana
340 W. Second St.
Block 29, Lot 21
Status: Under review.
- E/ PB#24-009
Peterson, George & Diana
342 W. Second St.
Block 29, Lot 22
Status: Under review.
- F/ 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.
- G/ PB#25-001
Yu, Zhaoou (Atty.: John J. Sullivan, Esq.)
44 W. Union Ave.
Block 64, Lot 5
Status: Scheduled for July 24, 2025

14. MEETING ADJORNMENT

The next Planning and Zoning Board meeting is scheduled for:
Thursday, June 12, 2025, at 7:30 p.m.