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**BOROUGH OF BOUND BROOK  
PLANNING AND ZONING BOARD  
PRELIMINARY AGENDA  
7:30 PM  
THURSDAY, MARCH 12, 2026**

**REGULAR MEETING**

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1. **CALL TO ORDER**
2. **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 January 2026.
3. **SALUTE TO THE FLAG**
4. **ROLL CALL**

**Board Members:**

Mike Witt		Kristi Colbert	
Scott Sloan		Jim Ayotte	
Wale Adewunmi		Dominic Longo, Mayor	
Carrie Kitze		Trina Folkes, Council	
Maralee Sanders		Jamie Garcia, Alt. 1	

P = Present    A = Absent

**Staff:**

John Belardo, Board Attorney		Norberto Hernandez, PE, CME, Board Engineer	
Ronald Reinertsen, PP, AICP, Board Planner		Erin Santora LaGrua, Board Secretary	

P = Present    A = Absent

**5. MINUTES FOR CONSIDERATION**

- A/ January 26, 2026
  - Mover:
  - Seconder:
  - Ayes:
  - Nays:
  - Abstentions:
  - Result:

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

**7. MAYOR’S MESSAGE**

**8. PUBLIC HEARINGS** (Digital copies of the material for the public hearing(s) can be accessed via the hyperlink(s) below)

A/ [PB#25-005 | Longwood 2022 LLC](#) (Atty. John M. Barbarula, Esq.)  
 123 E. Maple Ave. | Block 89, Lot 6.01  
*D(1) Use Variance and Bulk Variances*

Motion to \_\_\_\_\_: \_\_\_\_\_ | Second: \_\_\_\_\_  
 Discussion:

**VOTE:**

Mike Witt		Maralee Sanders	
Scott Sloan		Kristi Colbert	
Wale Adewunmi		Jim Ayotte	
Carrie Kitze		Jamie Garcia, Alt. 1	

Y = Yes      N = No      A = Abstain

**9. RESOLUTIONS FOR CONSIDERATION - None.**

**10. NEW BUSINESS – None.**

**11. UNFINISHED BUSINESS – None.**

**12. UPCOMMING 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 redevelopment agreement for scheduling.

B/ PB#25-001 | Times Square Holdings LLC (Atty.: Sean R. McGowan, Esq.)  
 38-40 W. Main St. | Block 1, Lots 38 & 38.01  
 Status: Pending redevelopment agreement for scheduling.

C/ PB#26-001 | Vanderveer Properties, Inc. (Atty: Matthew C. Moench, Esq.)  
141 Vosseller Ave. | Block 20, Lot 2  
Status: Scheduled for April 9, 2026.

**13. MEETING ADJORNMENT**

The next Planning and Zoning Board meeting is scheduled for:  
**Thursday, March 26, 2026, at 7:30 p.m.**