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**BOROUGH OF BOUND BROOK  
PLANNING AND ZONING BOARD  
PRELIMINARY AGENDA  
7:30 PM  
THURSDAY, MAY 14, 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 LaGrúa, Board Secretary	

P = Present    A = Absent

**5. MINUTES FOR CONSIDERATION**

- A/ April 9, 2026
- Mover:
  - Seconder:
  - Ayes:
  - Nays:
  - Abstentions:
  - Result:

**6. RESOLUTIONS FOR CONSIDERATION**

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

Y = Yes      N = No      A = Abstain

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

**8. MAYOR’S MESSAGE**

**9. NEW BUSINESS**

A/ **Master Plan Consistency Review:** ORDINANCE NO. 2026-16 | AN ORDINANCE AMENDING REDEVELOPMENT AREA 1, SUB-AREA 1.6 TO REVISE THE STANDARDS FOR PERMITTED USES TO ALLOW FOR AN INCREASE IN ROOFTOP APPURTENANCE HEIGHT FOR ANTENNAS

Motion to find the Ordinance \_\_\_\_\_: \_\_\_\_\_ | Second: \_\_\_\_\_  
 Discussion:

**VOTE:**

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

Y = Yes      N = No      A = Abstain

**B/ Master Plan Consistency Review: ORDINANCE NO. 2026-17 | AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 21, LAND USE, SECTION 21-10.14, “GENERAL BUSINESS (B-1) DISTRICT”, OF THE REVISED ORDINANCES OF THE BOROUGH OF BOUND BROOK TO PERMIT FOOD ESTABLISHMENTS IN THE B-1 ZONE**

Motion to find the Ordinance \_\_\_\_\_: \_\_\_\_\_ | Second: \_\_\_\_\_  
 Discussion:

**VOTE:**

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

Y = Yes      N = No      A = Abstain

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

A/ [PB#26-001 | Vanderveer Properties, Inc.](#) (Atty: Matthew C. Moench, Esq.)  
 141 Vosseller Ave. | Block 20, Lot 2  
*D(1) use variance & D(5) density variance*

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

**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.: Brian J. Shemesh, Esq.)  
 38-40 W. Main St. | Block 1, Lots 38 & 38.01  
 Status: Pending redevelopment agreement for scheduling.

C/ PB#26-002 | Nilkanth BB LLC - Primo Subs (Atty. – Jason R. Rittie, Esq.)  
432 W. Union Ave | Block 61, Lot 4  
Status: Under completeness review

13. **MEETING ADJORNMENT**

The next Planning and Zoning Board meeting is scheduled for:  
**Thursday, May 28, 2026, at 7:30 p.m.**