

BOROUGH OF BOUND BROOK  
**PLANNING BOARD**  
May 14, 2009

**CALL TO ORDER**

The meeting was called to order by Chairman Bob Fazen at 7:30 p.m. at Borough Hall.

**ROLL CALL:**

Present were: Mr. Pilato, Mr. Thompson, Mr. Shive, Ms. Ackerman, Mr. Cerminara and Mr. Fazen.

Also present were the following staff members: Mrs. Velazquez, recording secretary applicant; Mr. Rodgers, board attorney; Mrs. Doyle, planner and Mr. Miller, engineer.

**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 the Star Ledger in January, 2009.

**SALUTE TO THE FLAG**

**MINUTES OF PREVIOUS MEETING**

Motion to accept the minutes of the April 23, 2009 meeting by Mr. Shive, seconded by Mr. Pilato and carried unanimously.

**ANNOUNCEMENTS & COMMUNICATIONS:**

Somerset County Planning Board received correspondence addressing the Brazilian Dermal Group, one of our new applications and Carriage Park, nothing significant.

At mention of Carriage Park, Mr. Pilato shared that the Carriage Park is pretty close with everything they need to move forward. Mr. Pilato stated that they received county approval. Capital One Bank is shopping for the project. There are 20 – 30 suitors now that the price has gone down. We have a stake in the project, so hopefully they will settle with someone that is agreeable.

Mr. Shive asked how the sale price will create tax breaks. Mr. Pilato answered that the revalue on the property will surprise residents when they find that businesses like Shop-Rite and other ratable businesses will take up more of a tax burden. Mr. Pilato gave example of an average property that was previously revalued at \$ 147,000 and taxes were \$ 7,500 a year and now it was assessed at \$280,000 and the new taxes are \$ 7,100. As units sell off they will be valued at market price.

Mr. Fazen explained that the units were being sold for \$300,000; if the market holds they could be sold for under \$200,000. Mr. Shive questioned if \$200,000 was enough of a value to make an investment considering the flood zone. Mr.

Pilato answered, that if a purchase is not made it becomes property of the county. Mr. Pilato states we are doing as much as we can to make a bad situation better. Mr. Shive feels that \$200,000 may be too low. Mr. Fazen said that if it doesn't sell, his opinion is that it should be leveled and returned as it was. Mr. Pilato stated that more than the borough must be satisfied, like the county and the banks.

Mr. Pilato made reference to a similar situation in Lawrenceville. The Carriage Park is selling 1 bedroom units for \$139,000 and 2 bedroom units for \$169,000.

Mr. Pilato reported that Flood Control received resources. We are on schedule with S. Main Street for installing swing gates. Regarding Talmage & Tea Street everything is already bid out. Work is moving along. The State matched funds, which is a very good thing.

Mr. Pilato reported that Brook Industrial is working to remove the 70,000 cubic feet of soil. They provided a plan but Mr. Pilato points out that the clock is ticking. Mr. Pilato stated that last Wednesday, water levels reached 26ft. and that flooding issues begin when levels are greater than 28ft.

The plan will have them move heavy rubble to recycle; soil is to be tested, to find out if it will be used for neighborhood uses or if it will be recycled. The Army Corps needs that land by July. They have to submit an updated plan by the close of business day on May 15, 2009. If the plan is not received by the deadline, we will go to court. The court will then appoint a special master.

**OPEN TO PUBLIC:           NON-AGENDA ITEMS**

No questions or comments.

**REPORTS OF OFFICERS AND COMMITTEES:**

**Compliance Review Committee**

Ms. Brnicevic was not in attendance. Mr. Fazen will contact her to receive the schedule.

**Bills - None**

**Site Plan Review - None**

**Architectural Review Committee**

Mr. Cerminara showed drawings of the site for Number One Bar and Grill. Basically they extended the top floor for storage and office space. Mrs. Doyle feels that it matches the existing complexion.

**By-Laws**

Mr. Shive responded to Mr. Fazen. No other responses were received. They are going to press.

**Redevelopment (PPS Response)**

Mr. Fazen will send a completed copy to Mr. Pilato in about 3 weeks.

**Historic Preservation Ordinance**

No appointees yet.

**Sign Ordinance Review**

Mr. Pilato and Mr. Thompson spent two hours reading through the sign ordinance, and it will be completed next council meeting. They deliberated and agreed on a lot of what was already there. After approval, the zoning office is to deal with signs.

**Records Management Program**

Mr. Rodgers and Mr. Fazen are working together to make progress on completing old application folders.

Mr. Gayeski is establishing a format for new application folders. This would require that every applicant send a PDF file along with the application. Mrs. Doyle, Mr. Miller and Mr. Fazen will then review for completeness and then the board will receive copies or changes.

**Transit-Oriented Design Plan**

Ms. Ackerman attended the initial meeting led by Ms. Miller, from the Economic Commission. Mr. Thompson was there representing the council. They met Carlos Rodriguez, the planner. During the meeting they broke into small discussion groups. There was a walk-through to the Main Street curve toward Columbus and onto Talmage. Mr. Rodriguez wanted background of initial visions on architecture incorporated into the meeting. Everyone agreed that the theatre would bring patrons both locally and from surrounding areas. Lambertville was used as a comparison (Mrs. Doyle had made same comparison 8 years ago).

The key challenge was picturing what has to be done. Typically there were many abandoned sites. Mr. Cerminara thought the narrowness between the railroad and Main St. would also cause a challenge. It is going to be difficult to get investors.

Dinner was at the Wine Room which was a great use of existing loft space. There was representation from the County; New Jersey Transit; the state, and the grant maker. There was no presence of merchants or residents from the community. Mr. Fazen wanted to know if anyone was in attendance to represent the theatre. He felt the theatre brought vitality to downtown.

New Jersey Transit doesn't want to commit until flooding issues are resolved. It is now thought that the year 2012 is when these issues will be dealt with accordingly. New Jersey Transit will still need 300 parking spaces. New Jersey

Transit is planning the direct line into New York City, but it will not happen till 2017.

Ms. Ackerman feels that we should focus on opportunities with the arts. The old bank could be an art gallery. Mr. Rodriguez also wanted views on which areas should be considered for public squares. Also, the old stone bridge needs work.

More outreach is needed with merchants and residents. There is some concern about safety downtown. We need a public relations project to encourage the use of downtown. The immigrant community providing vitality will be important for the project.

Mr. Pilato said a business advisory team suggests that an economic development person should teach the Latino community how to embrace all types of local businesses. With the use of EDI funding, Mr. John Maddox has people in mind.

Ms. Ackerman concludes with her feelings that focus should be on the arts and that the engineering issues need to be completed.

### **Miscellaneous**

Mr. Thompson stated that he saw three new businesses present in the neighborhood. He wanted to know how they could have put new doors and signs up without notice or prior approval.

### **COMPLETENESS DECLARATION (Recommendations from Planner & Engineer):**

19-08: D'Angelo - 47 W. Maple – need escrow

20-08: Stein - 45 W. Maple – need escrow

22-08: Brook Industrial Park - 100 West Maiden Lane – not complete

23-08: Bound Brook, LLC - 738 Codrington Drive – not complete

01-09: Verizon Wireless - 301-307 E. Main Street – resubmitted – need escrow

04-09: 204 Lincoln Blvd Associates, LLC - 539 East 2<sup>nd</sup> Street – need escrow (letter was sent 4/6/09)

06-09: Brazilian Dermal Group - 20 Hamilton Street – need escrow

07-09: Estate of Robert Villions – 128 E High Street – new application

08-09: 549 East 2<sup>nd</sup> Street - new application

17-08 Gomero – approved

**PUBLIC COMMENT**

None

**PUBLIC HEARINGS:**

**#05-09, Roan, 555 Central Avenue**

Mr. Bill Roan, 555 Central Avenue, was sworn in by Mr. Rodgers.

Mr. Roan was asked by Mr. Fazen to explain the application. Mr. Roan stated that the existing stoop is made of brick and is very short. One must step back down the step when opening the storm door. Mrs. Roan was ill and needed a more suitable stoop with railing. The existing brick was deteriorated so they decided a porch design would provide cover from the rain and is aesthetically pleasing. Mr. Thompson was concerned that the porch may stick out too much. Mr. Shive said it is an enhancement to the neighborhood.

Mr. Fazen reads Mrs. Doyle's memo "This is an application for an encroachment of a porch into the front yard setback. The requirement is 30 feet, and 28.6 feet is being provided. The porch encroachment is 1.4 feet. From a planning perspective, this office does not find apparent negative impacts to this application". The ordinance allows for 2 feet for overhang or fireplace for example. Mrs. Doyle thinks it is in the ordinance. She will look into the matter.

Mr. Shive commented as an architect that given the riser and tread dimensions the tread should be wider.

Mr. Miller said plans are nicely done.

Motion to approve made by Mr. Thompson, seconded by Mr. Shive carried unanimously.

Question from Mr. Roan, can the contractor start to obtain permits? Mr. Fazen answered that the resolution will be ready by next week. The county needs a copy before issuing the permit.

Mr. Roan made a plea. The house to the north side of his property is abandoned. Last summer, the police took the door off with permission of a family member. The house had the utilities turned off. The house advertises vacant. It is only a matter of time before rats arrive. The house is filled with trash and the grass becomes overgrown.

It was advised that Mr. Wright will be able to facilitate this matter.

**NEW BUSINESS:** None

**ADJOURNMENT:**

Mr. Shive made a motion to adjourn the meeting at 8:27 p.m., seconded by Mr. Cerminara and carried unanimously.

**NEXT MEETING:** June 11

Respectfully submitted,

Samantha Velazquez  
Secretary Pro Tem