

BOROUGH OF BOUND BROOK  
**PLANNING BOARD**  
September 10, 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. Fazen, Mr. Shive, Ms. Ackerman, Mr. Gayeski, and Mr. Pilato.

Also present were the following staff members: Mrs. Velazquez, recording secretary applicant; Mr. Rodgers, board attorney; 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 August 13, 2009 meeting was made by Mr. Shive seconded by Mr. Gayeski and carried out unanimously.

**ANNOUNCEMENTS & COMMUNICATIONS**

- Somerset County Planning Board

Mr. Fazen stated that on September 17, 2009 the St. Joseph's fair will begin.

The Brook Theatre is having its ribbon cutting at 6:00 pm. At the ribbon cutting people will be able to tour the theatre. Mr. Fazen invited anyone who was interested to come and see its progress. There have been donations made which has provided seating. On Friday there will be an organ concert. There is also a famous author who wrote a book about the Floyd Flood story who will be speaking at the theatre on Saturday and Sunday. Mr. Pilato informed that all the information was on the Borough website.

- Mayor & Borough Council

Mr. Pilato advised that there was a special meeting held concerning the budget. The new budget will be adopted by next week with a couple of amendments. He stated that there would be a penny tax increase if any. Some residents will be provided with a tax reduction.

Mr. Shive asked Mr. Pilato about the dirt pile status. Mr. Pilato informed that Brook Industrial will receive money if they haven't already from the Army Corp and such money will be used by Brook Industrial to have the soil removed.

Ms. Ackerman asked if they sold any of their property. Mr. Pilato answered that they sold the Army Corp the land where the pump station, levy and wall will go.

Mr. Pilato stated that the Talmage Avenue project is 75% complete. The river levy section is 25% – 30% complete it starts where Middlebrook wraps around to where the rock machine is.

With regards to the S. Main Street gate closure, it was advertised and they will select a bid on September 28, 2009. The other will be advertised and a bid selected at the end of October at which point they are down to the final 2 contracts. Mr. Shive asked if the gate closure will be parked to the west or the east of the firehouse. Mr. Pilato answered that it will be parked to the west of the firehouse.

There has been a demolition company chosen for the Bolmer property and demolition should happen at the end of September or early October. Mr. Shive stated that someone should preserve the stone where it had said Bolmer. Mr. Miller stated that we may be able to work that out even though saving the stone wasn't in the specs.

Mr. Pilato stated that the Flood Control project is ahead of schedule. There is a full closure on Talmage Avenue planned for November that will continue until Thanksgiving to accommodate the utilities. Mr. Fazen thanked Mr. Pilato for the information.

## **REPORTS OF OFFICERS AND COMMITTEES**

1. Compliance Review Committee  
Mr. Fazen will send a letter to Borough Administrator for action.
2. Approval of Bills  
Mr. Fazen will look through them.
3. Site Plan Review  
Nothing
4. Architectural Review Committee  
We are still waiting for signage proposal from Brazilian Dermal (Oasis Therapy).
5. Redevelopment – Area #2(PPS)  
The final plan is being revised for approval pursuant to the 7/8/09 meeting. Mr. Fazen stated that he has been providing PPS with the information that they have been asking for.
6. Historic Preservation Ordinance Implementation  
No commission has been selected yet.
7. Recording Secretary Hiring  
Mr. Pilato informed that the ordinance was passed at the Council meeting.
8. Transit-Oriented Design Plan  
The next meeting will be held on September 26, 2009 at the Brook Theatre. The meeting will be a visioning day.
9. Appointment of New Planning Board Members
  - Class 2 (to replace Justin Carlino)
  - Alternate #2 (to replace Jacquelyn Nicholson)

Mr. Pilato stated that John Gayeski would be appointed to replace John Sabatino. Mr. Gayeski accepted the appointment. Mr. Fazen extended appreciation for what Mr. Gayeski has already done for the Planning Board as an alternate member.

**OPEN TO PUBLIC**

None

**PUBLIC HEARINGS**

None

**FUTURE APPLICATION COMPLETENESS REVIEW & SCHEDULE:**

- 19-08: D'Angelo - 47 W. Maple – Scheduled for October 8, 2009
- 20-08: Stein - 45 W. Maple - Scheduled for October 8, 2009
- 22-08: Brook Industrial Park - 100 West Maiden Lane – Pending Informal Hearing to address zone uses
- 23-08: Bound Brook, LLC - 738 Codrington Drive – To be dismissed
- 01-09: Verizon Wireless - 301-307 East main Street – To be dismissed
- 04-09: 204 Lincoln Blvd Associates, LLC - 539 East 2<sup>nd</sup> Street – To be dismissed
- 07-09: Estate of Robert Billian – 128 E. High Street – NOT COMPLETE
- 09-09: A & GMAC Inc – 16 Mountain Avenue – NOT COMPLETE
- 11-07: Panaderia La Reina – 217 E. Main Street – NOT COMPLETE

**NEW BUSINESS**

- **Closed Session to discuss pending legal matters to be conducted after the adjournment of regular meeting.**

Mr. Rodgers informed the board that a law suit has been filed against the Planning Board. The Planning Board will discuss in closed session. Mr. Pilato left at the adjournment of the regular meeting.

**ADJOURNMENT:                    TIME: 7:47 P.M.**

**NEXT MEETING:            October 8, 2009**

**Closed session began at 7:50 p.m.**

Present for the closed session were: Mr. Fazen, Mr. Shive, Ms. Ackerman, and Mr. Gayeski, Mrs. Velazquez, Mr. Rodgers and Mr. Miller.

Mr. Rodgers explained to the board the pending legal matter. Board members posed questions for clarification to Mr. Rodgers, Mr. Fazen and Mr. Miller.

There were no actions taken.

Motion to end the closed session was made at 8:10 pm by Mr. Shive, seconded by Ms. Ackerman and carried out unanimously.

Respectfully submitted by,

Samantha Velazquez  
Board Secretary