

## **BOROUGH OF BOUND BROOK**

Planning and Zoning Board  
Minutes of the Regular Meeting  
Thursday, July 28, 2016  
Council Chambers Brook, New Jersey

Present: Robert Fazen, Abel Gomez (arrived at 7:31), Michael Witt, Linda Brnicevic, Melody Lavernia, Howard Wagner, Jim Ayotte, Scott Sloan

Chair Witt opened the meeting at 7:30 p.m., acknowledging the open statement as required by the Open Public Meetings Act.

1. **Oath of Office for New Board Member-** Chairman Witt administered the oath of office to Mark Speed
2. **Public Comment (non-agenda items)- none**
3. **Mayor's Message-** Mayor Fazen announced there was a meeting with New Jersey Transit to publish an RFQ for the construction of a parking deck where the existing municipal lot is. The proposed structure would maintain commuter and downtown parking.

Chairman Witt commented on a Greenbrook Flood Control Project on the U.S. Military website through the Army Corp. of Engineers. He stated the article presented very well for Bound Brook.

#### **4. Hearing**

##### **A. PB#15-06**

Applicant: Meridia Downtown Urban Renewal, Bound Brook, LLC  
Property Location: 14-16 West Main Street, Block 1, Lots 42, 43  
Application Type: Site Plan Revision

John Denoy, attorney for the applicant, overviewed the change in building code allowing for another layer of parking in the structure. The proposed mezzanine will be converted into a full floor of parking. Forty (40) additional parking spaces will be added with less tandem spaces, and retail has been increased to 3,000. All conditions to the prior approval were accepted by the applicant.

John Belardo advised the charge to the Board is to hear and judge the amended site plan application and whether the amendments meet the ordinance if there are variances or exceptional requests, they will be judged accordingly.

Mr. Belardo advised all members present are eligible to vote.

Chris Alber, consulting Planner, advised New Jersey recently adopted 2015 IDC, building code, allowing multifamily buildings to have two stories of parking below a podium in addition to four stories of residential. Prior, to increase amount of parking the area was called a mezzanine. He advised the ground floor plan is essentially the same to the initial plans submitted. The changes are an additional 40 parking spaces, one hundred seventy five (175) bicycle spaces, and reduced number of tandem spaces. He further stated increased amenity use, twenty three hundred (2300) square foot of fitness center and lounge area. The relocation of utility rooms upstairs allowed for space on the ground floor. The retail space exceeds by three thousand (3010) square feet. He stated the every unit was redesigned to include a washer and dryer. Adjustments were made to height clearance of the first two stories.

Mr. Denoy questioned if the consulting planner had reviewed the reports from Carlos Rodrigues' report dated July 25, 2016 and if there were anything in the reports that he was not able to comply with. Mr. Alber advised he was able to comply with everything.

Mayor Fazen questioned Mr. Rodrigues' comments on ground floor officers are not permitted on West Main. It was advised there was an allowance of use for six (6) months and will then be abandoned and will potentially be used for a visitor lounge. Mayor Fazen questioned if the six (6) month period would begin at the issuance of the certificate of occupancy.

Mr. Rodrigues requested clarification on the location of the recycling bins. There would be a shoot behind the main lobby. It was also advised a loading zone was created for trash pickup internally and single source recycling.

Another expert in field commented on the revised plan and its impact on the amount of parking and the circulation in the building.

It was clarified that the street parking accommodated residents and retail.

Mr. Perrera advised there was an addendum to include an egress to the parking exits and a caution display on the outside of the building.

A board member commented pedestrian traffic should be duly warned audibly.

Mr. Rodrigues suggested additional bicycle parking outside of the building to service the entire block.

It was questioned if the parking spaces were designated per unit.

Another expert witness commented on the 7-11 Main Street lease agreement for outside parking.

Mr. Witt questioned whether there would be a cap on the remediation.

It was clarified that the purchase agreement is for the gas station property and the former Exxon station is taking on the cleanup.

A board member questioned the rates per parking space per unit. It was advised that the rate is fifty (50) dollars or less for offsite parking and cost more for internal parking. Mr. Denoy advised the offsite parking area is solely controlled by property owner. The board member commented on the prevention of the overspill of parking in adjacent neighborhoods.

Councilman Gomez questioned whether the gas station lot would be fenced in. Mr. Denoy advised they would bring a site plan to the Planning Board.

A board member questioned the price differential between the external and internal parking.

Paul Winters, an expert witness, advised on the outside bicycle parking and stated he is able to comply with the Carlor Rodrigues' request.

Mayor Fazen questioned sidewalk furniture. Mr. Winters stated he was able to comply with the request.

A board member questioned what is seen from the street on the ground and the second level. It was advised there was no visible evidence that a modification to the plan was made. It was also advised the utility will maintain the look of the store front.

A board member questioned the location of the exhaust for the garage. It was advised the garage is closed. The exhaust grills are along the side and back of the building, not in the front. The sewer grills are masked.

Motion: Gomez Second: Speed

Mr. Gomez questioned whether the front of the building becomes parking or if the yellow striping remains. Mr. Rodrigues advised subject to county approval the intention is to have eleven (11) demarcated parking spaces. Currently there are no restriction on parking and the spaces are not identified.

Roll Call:

Fazen: Y Gomez: Y Witt: Y

Brnicevic: Y Lavernia: Y Wagner: Y

Ayotte: Y Sloan: Y

Motion passed. Application approved.

**5. Resolutions**

A. PB# 16-05

Applicant: Keith and Lynne Krauser

Property Location: 201 Piedmont Avenue

Application Type: Lot Line Adjustment/ Minor Subdivision

Motion: Gomez            Second: Witt

Discussion: Mayor Fazen stated a correction should be made to state the Andersons approached the Krausers.

Roll Call:

Gomez:        Y        Witt: Y

Brnicevic:    Y        Lavernia:Y

Ayotte:        Y

Motion passed.

No meeting August 11, 2016 and will meet August 25, 2016.

Meeting Adjourned: 8:24 p.m.