

**BOROUGH OF BOUND BROOK**

Planning and Zoning Board  
Minutes of the Regular Meeting  
Thursday, July 9, 2020 at 7:30 p.m.  
Council Chambers Brook, New Jersey

The meeting was called to order at 7:30 p.m. by Mayor Robert Fazen with a reading of the Open Public Meeting Law Statement followed by the Pledge of Allegiance.

**Roll Call**

The following were recorded present:

Mayor Robert Fazen  
Councilman Jake Hardin  
Linda Brnicevic  
Jim Ayotte  
Erick Chandler  
John Belardo, Board Attorney  
Stan Slachetka, Board Planner  
Bill Burr, Board Engineer  
Jasmine D. Mathis, Board Secretary

**Approval of Minutes**

Upon a motion by Jim Ayotte, seconded by Councilman Jake Hardin, the minutes of May 28, 2020 were approved upon a roll call vote.

Roll Call:     Aye: Mayor Robert Fazen, Councilman Jake Hardin, Linda Brnicevic, Jim Ayotte, Erick Chandler, Wale Adewunmi

Nay: None

Absent: Mike Witt, Howard Wagner, Mark Speed, Scott Sloan, Keith Krauser

**Resolutions**

Upon a motion by Erick Chandler, seconded Linda Brnicevic, Planning Board resolution 2020-09, Premier Real Estate, 233 Thompson Avenue, Block 43, Lot 5 was approved upon a roll call vote.

Roll Call:     Aye: Linda Brnicevic, Jim Ayotte, Erick Chandler

Nay: None

Absent: Michael Witt, Howard Wagner, Mark Speed, Scott Sloan

### **Public Comment (non-agenda items)**

There were no comments from the public.

### **Mayor's Message**

Mayor Fazen provided an update on the Raritan Valley Line one seat ride.

### **Hearing**

#### **PB Application#20-08**

#### **Meridia Main Station Urban Renewal**

#### **530-548 East Main Street**

#### **Block 2, Lots 1.02 & 1.02X**

Jason Rittie, Esq., of Einhorn Barbarito Attorneys at Law of Denville, New Jersey stated the applicant, Meridia Main Station Urban Renewal Bound Brook, L.L.C. is seeking an administrative amendment to a prior preliminary and final site plan approval memorialized by Planning Board resolution 2013-04, dated April 11, 2013. He advised the administrative amendment is to allow the conversion of an existing amenity room currently used for maintenance storage to a non-rental apartment for a full-time maintenance manager.

Christiano Pereira, of CPA Architecture in West New York, New Jersey testified there are two amenity spaces initially intended to be laundry facilities. He stated only one of the amenity spaces was turned into a laundry area as most units have washer and dryers.. The other amenity space is being proposed as a management residence.

Mr. Pereira stated the proposed space will be 500 square feet after being built out. It will be a one-bedroom unit with a bathroom, kitchen, living room and dining room.

Ms. Brnicevic confirmed if the space was ever used as a laundry facility. Mr. Pereira confirmed the spaced was not used as a laundry facility. Ms. Brnicevic asked if the provided laundry areas were sufficient for the rest of the building without the proposed space. Mr. Pereira confirmed there is sufficient laundry space. Ms. Brnicevic if the building has live-in maintenance now. Mr. Pereira confirmed there isn't live-in maintenance. Ms. Brnicevic further asked if the person will park on-site or off-site. Mr. Pereira responded.

Mr. Chandler asked why the laundry room wasn't built with the original phase of the project. Mr. Pereira stated some of the apartment units were fitted with washer and dryer spaces and there was not a demand for the second laundry room. Mr. Pereira further clarified the project was built in phases and along the project it was determined the second laundry was not required.

Mayor Fazen confirmed with Jim Ayotte that a certificate of occupancy is required before the live-in maintenance moves in. Mr. Ayotte stated that was correct.

Mr. Slachetka stated there should be adequate parking for the live-in maintenance employee. Mr. Burr echoed Mr. Slachetka's comments. He further asked how the maintenance is being conducted now. Mr. Pereira stated now that the building is older live-in maintenance is required. Mr. Burr further commented there shouldn't be a negative impact of adding one small unit to the sanitary sewer.

Ms. Brnicevic asked if the unit will be for one live-in maintenance employee or their family with potentially additional vehicles. Mr. Pereira responded.\

Mayor Fazen requested clarification on why an existing unit isn't utilized instead of building a new unit. Mr. Liloia, General Counsel and Vice President of Development for Capodagli Properties, confirmed the property is at 95 to 98 percent occupancy.

Councilman Jake Hardin asked how the sewer connection fees apply to the new unit. Mr. Pereira responded. Councilman Hardin requested sewer connection fee be addressed if not addressed in the original application.

Comments were opened to the public. Joseph Costa, Director of Code Enforcement requested clarification on the proposed square footage of the unit to have two people in the unit.

Upon a motion by Erick Chandler, seconded by Councilman Jake Hardin, Planning Board application 20-08, Meridia Main Station Urban Renewal was approved upon a roll call vote.

Roll Call: Aye: Mayor Robert Fazen, Councilman Jake Hardin, Linda Brnicevic, Jim Ayotte, Erick Chandler, Wale Adewunmi

Nay: None

Absent: Mike Witt, Howard Wagner, Mark Speed, Scott Sloan, Keith Krauser

**PB Application #20-04  
Meridia 1 Bound Brook  
1 East Main Street  
Block 8, Lots 9.01-9.03 & 9.04**

For the record, Mr. Belardo advised Ms. Brnicevic is within 200 of the site and is recused from voting on the application.

Jason Rittie, Esq., of Einhorn Barbarito Attorneys at Law of Denville, New Jersey stated the applicant is seeking preliminary final major site plan approval to construct a six-story residential mixed-use building. The building will consist of 75 residential units, one management unit and approximately 1, 862 square feet of retail space. He further advised the applicant is seeking approval to utilize off-site parking located at 69 South Main Street.

Arthur Kuyan, Stonefield Engineering and Design of Rutherford, New Jersey referring to exhibit A1, Aerial, reviewed the site's location as being a former audio retail store and a former Exxon gas station.

Mr. Kuyana referring to Exhibit A2, Site Rendering, stated the project would propose a six-story 9,737 square foot footprint mixed use building with 75 one-bedroom units. He further stated the ground floor of the building will consist of a residential lobby. There will be 18,062 square feet of retail space fronting both East Main Street and John Street, and management office and the management personnel unit. Mr. Kuyana stated the ground floor will have a structured parking area providing 20 parking spaces and off-site parking. Eighteen of the spaces will be compact with one standard and one ADA space. He further stated there will be wall mounted bicycle storage.

Mr. Kuyan stated along the frontage of East Main Street there will be four parking spaces with 40 foot long loading zone conditional on Somerset County approvals.

Mr. Kuyan testified there will be two separate residential and commercial trash rooms. The dumpsters will be rolled to the curb by the private hauler. He further testified the anticipated loading and move in area is on East Main Street.

Mr. Kuyan reviewed the lighting plan, landscape plan and storm water management plan.

Mr. Burr requested clarification on the proposed loading zone being used by both the retail space and apartment tenants. He further asked if on-street parking was being impacted. Mr. Burr further requested clarification on the location of the trash and recycling area and provider along with the storm water management. Mr. Kuyan confirmed and clarified with Mr. Burr.

Mr. Burr reviewed the Mr. Kuyan's testimony of all new brick pavers along the frontage on East Main Street and confirmed will serve letters will be obtained along with a sewer capacity letter. Mr. Kuyan confirmed. Mr. Burr further reviewed the proposed flashing garage.

Mayor Fazen requested detail on the entry to the parking area for residents. Mr. Kuyan stated the garage door will have a flashing sign for exiting vehicles. Pedestrians and approaching vehicles will be alerted.

Councilman Hardin raised concerns of the rear setback given the January 2020 fire. Mr. Kuyan deferred to the architect.

Mr. Ayotte asked if a condition will be to provide the proper sized storm system after investigation. Mr. Burr confirmed.

Elizabeth Jannuzzi, 514 East High Street, requested clarification on the number of parking spaces, asked if the loading zone area was discussed with the Chief of Police, and the criteria for how the six-story building fits with the fabric of the town. Mr. Kuyan responded.

Linda Brnicevic, 20 Talmage Avenue, asked if all three lots have been purchased by Meridia, clarification on the rear yard setback. Mr. Kuyan and Mr. Slachetka responded. She further asked

if there is access to the rear of the building. Mr. Kuyan responded there is not a rear driveway. Ms. Brnicevic expressed concerns of entering and exiting the property with other apartment buildings in the area. Mr. Kuyan responded.

Christiano Pereira, of CPA Architecture in West New York, New Jersey presented exhibit A8, rendering of the project and reviewed the floor plans and elevations and addressed the Planner's report.

Mr. Pereira further reviewed the access to the retail space on Main Street and the setback. He stated due to the irregularity of the property at one point there is 0 but increases at various points along the ground flood and upper floors.

Mr. Pereira stated there are 50 compact one-bedroom units ranging from 475 to 500 square feet and 25 one-bedroom units ranging from 600 to 820 square feet. He further stated there are two sets of elevators and two sets of stairs.

Mr. Pereira stated there is a flat roof with potential photovoltaic panels. He further testified to the materials for the façade for each level of the building.

Mr. Pereira reviewed the plans to address fire concerns with constructing the building with light gauge metal framing with concrete flooring.

Mr. Pereira reviewed the proposed signage on John Street, Main Street and East Main Street.

Councilman Jake Hardin expressed concerns of the 0 setback. Mr. Pereira responded. Mr. Slachetka asked if there is an easement or agreement for accessing the adjoining property during construction and then the same for post construction to maintain the building. Mr. Rittie stated the applicant is working on the easement agreements.

Mr. Slachetka requested clarification on the requested variance for the setback requirements and if it was believed he intent of the ordinance was achieved through the change in building material. Mr. Pereira confirmed that was correct. Mr. Slachetka asked to review significant or notable changes in the revised plans compared to the set submitted as an exhibit. Mr. Pereira reviewed the changes; maintenance residence on the ground floor, decrease in the retail's square footage, decrease in the amount of two-bedroom units, elevation change to accommodate the garbage area and maintenance residence and decrease in signage.

Mr. Slachetka asked the purpose in the elimination of the two-bedroom units and referred to the Ordinance identifying the required to have a mixture of one-bedroom and two-bedroom units. Mr. Pereira replied to provide a variety of one-bedroom units and deferred to the Planner. Mr. Slachetka further asked if there were changes on the roof height to accommodate the additional first floor height. Mr. Pereira confirmed that was correct.

Mr. Slachetka reviewed the sidewalk setback. The question was deferred to the Planner.

Mr. Slachetka confirmed that mounted signs would not be internally illuminated and that variances are required for the base floor projected signage. Further clarification was provided on the impact of lighting on the residential unit proximate to the blade sign.

Mr. Slachetka requesting Mr. Pereira to identify the strategy for the four design types. He further requested clarification on the three facades. Mr. Pereira responded.

Mayor Fazen requested a rendering be provided to show the future landscape from John Street to the west.

Mr. Burr reviewed with Mr. Pereira the collection of the garbage and recycling on each floor and in the retail space. Mr. Burr asked who the potential occupants are for the retail space. He further asked what proposed rooftop equipment might be visible. Mr. Pereira responded the rooftop equipment won't be visible. Mr. Burr asked how drainage will be handled. Mr. Pereira responded there will be drains and overflow drains and directed to the storm system underneath the garage.

Mr. Burr asked if there will be building mounted or sconce-style lighting. Mr. Kuyan stated there will be lighting mounted to the exterior and canopy lighting at night.

Dr. Adewunmi asked how the garbage room will be ventilated. Mr. Pereira reviewed the ventilation for the garbage room.

Linda Brnicevic, 20 Talmage Avenue, requested clarification on the layout of the units, asked if there are planning changes due to Covid-19 and if the ac units will be visible. Ms. Brnicevic further asked if a study was done to determine the shadow cast of the building onto neighboring properties. Mr. Pereira responded.

Matthew Seckler, Stonefield Engineering of Rutherford, New Jersey, provided testimony on the traffic assessment to determine the potential impacts of the proposed development both on the roadway and parking. Mr. Seckler stated 20 parking spaces will be provided on-site and 57 spaces off-site. He stated a shuttle will be provided to the residents parking off-site. Mr. Seckler further reviewed the loading area to be 40 feet in front of the building.

Mr. Seckler reviewed the dimensions of the driveway; 13 feet wide, to allow one car to enter and exit at a time. He stated there will be an electrical light interior to the building to alert when a vehicle is entering and exiting the driveway.

Mayor Fazen requested clarification on the number of units and the required parking spaces. Mr. Seckler responded. Mayor Fazen expressed concerns of the loading area and being approved by Somerset County.

Councilman Jake Hardin expressed concerns of the off-site parking in relation to pedestrians cross tracks and the distance from the property. He further expressed concerns for the one lane parking garage.

Dr. Adewunmi asked about the traffic impact of a larger vehicle in the loading zone. Mr. Seckler responded he didn't anticipate a tracker trailer in the loading zone due to the small size of the retail space.

Mr. Burr asked if the application has been submitted to Somerset County for approval of the loading zone. Mr. Seckler advised the application was not submitted. Mr. Burr asked if there was an alternate location. Mr. Burr further asked if there was a negative traffic impact on John Street if a garbage truck was parked. Mr. Seckler didn't see a negative impact. Mr. Burr expressed concerns of the driveway width and drive aisles for larger vehicles. He further asked if the ADA parking spaces can be closer to the elevator.

Mr. Slachetka asked if the handicap space will be assigned so a tenant or open and if there will be ADA spaces at the off-site location. He further asked if the parking count includes the management unit. Mr. Seckler responded. Mr. Slachetka expressed concerns of the leased space location in the self-storage parking lot.

Mayor Fazen summarized the items required for the continuation of the hearing; input from Somerset County for the loading area, rear setback; ADA compatible shuttle, parking requirement; building elevations for properties across the street, façade elements.

The hearing was carried without further notice to July 23, 2020.

### **Upcoming Hearings**

Mayor Fazen announced the upcoming hearings.

### **Meeting Adjournment**

The meeting was adjourned at 11:08 p.m.

Respectfully submitted by,

Jasmine D. Mathis,  
Board Secretary