

Al Bayer

Bound Brook Planning Board

Regular Meeting July 28, 1983

The regular meeting of the Bound Brook Planning Board was called to order by Chairman Frank Gilly, at the Borough Hall, Thursday, July 28, 1983 at 7:40 pm..

Chairman Gilly stated that this meeting is being held in compliance with the "Open Public Meetings Law," in that the requirements of the Law have been met by the Annual Meeting Notice having been posted in the Municipal Building, filed with the Municipal Clerk and forwarded to the Bound Brook Chronicle, the Home News and the Courier News in January 1983.

Roll call revealed the following members present: Duncan Alexander, Michael DiGiovanni, John Gombeda, Otto Vergari, Stanlee Kissel, Abramo Franzetti, John Longo and Frank Gilly. Also present were Planning Consultant John Rakos and Board Attorney William Kelleher.

Communications: Flyers and pamphlets on file for those interested.

Minutes of June 23, 1983 meeting were approved by Otto Vergari, seconded by Duncan Alexander as submitted by secretary.

Meeting was opened to public on matters other than what is on agenda for tonight.

There being nothing the public portion was closed.

Site Plan Waiver application:

File #22-83 Bob Hussain applicant, 202 Talmage Avenue, Block 5, Lot 7. Applicant wants to open a grocery store.

Made repairs that were requested by Board of Health.

No structural changes will be made.

Site Plan Committee reviewed application saw no problems.

Otto Vergari moved to grant Building Inspector permission to issue certificate of occupancy permit, seconded by Duncan Alexander.

Roll Call Vote taken:

Mayor Plesa	- absent	Otto Vergari	- yes
Charles Martarano	- absent	Stanlee Kissel	- yes
Duncan Alexander	- yes	Abramo Franzetti	- yes
Michael DiGiovanni	- yes	John Longo	- yes
John Gombeda	- yes	Frank Gilly	- abstained

7 yes votes. Passed

Mayor Plesa entered meeting at this time.

Site Plan Waiver Appeal - Alwin Bayer - 419 W. Union Avenue.

Mr. Bayer's appeal was heard at the June 23, 1983 meeting of the Planning Board and the members denied request for waiver of site plan.

Board felt a formal site plan application should be submitted.

Mr. Bayer did not feel he needed site plan and wanted to discuss the appeal with the Board.

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Mr. Bayer came forward stating he has always sold candy from that site. His family has always owned and operated the business at that site. He'll be the only one working there. The service station will be separated by a wall. He read letter written to him by Mr. Graul who was the Building Inspector in 1974. (copy attached)

Mr. Kissel asked if he's continued to sell candy at the property on Union Avenue since the letter was written. Mr. Bayer said he has.

Mr. Vergari noted that Mr. Bayer has been coming before Planning Boards with this request several times and has always been turned down.

Mr. Vergari questions the two uses at the location.

Mr. Rakos felt the Board should decide if the letter has any bearing today. In 1974 this business had been owned and operated by Bayer family.

Is this a continuous use?

Mr. Bayer stated that candy has been sold there since they've been in business. Has never stopped selling candy.

The candy is sold and taken home. All candy is wrapped.

Mayor Plesa stated that if the Board does agree with the applicant and he is allowed to continue selling candy than it must be noted that applicant will not sell anything but candy, and the candy must be wrapped.

Members felt this was a continued use. No certificate of occupancy permit needed.

Site Plan - Proposed Police Headquarters - East Main Street

Request for a preliminary site plan approval.

Board Members and Mr. Tarantino, Architect reviewed plans in detail. Mr. Rakos felt parking stall layout could be revised. He passed out his sketches of this to members and Mr. Tarantino. Discussion followed.

Mr. Gilly asked about lighting West of building were staff parking will be. He felt there should be plenty of lights there for the protection of cars.

Mr. Vergari asked about the 3 foot retaining wall.

Mr. Alexander, Mr. Franzetti and Mr. Vergari stated they were in favor of the move to Main Street.

Mr. Kissel did not feel this site was the best place. There is the problem of flooding and traffic conjection.

Mr. Rakos noted tha the Board should act on this in two steps. First - Board should either approve or disapprove The Capital Improvement Project.

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Second - Board should either approve or disapprove the Site Plan.

Motion made by Mayor Plesa that the Board approve Capital expenditure (location and cost), seconded by Duncan Alexander.

Roll Call Vote taken:

Mayor Plesa	- yes	Otto Vergari	- yes
Charles Martarano	- absent	Stanlee Kissel	- no
Duncan Alexander	- yes	Abramo Franzetti	- yes
Michael DiGiovanni	- yes	John Longo	- yes
John Gombeda	- yes	Frank Gilly	- yes
8 yes 1 no	Passed		

Motion made by Otto Vergari, to approve the preliminary site plan with restrictions, seconded by Duncan Alexander.

Roll Call Vote taken:

Mayor Plesa	- yes	Otto Vergari	- yes
Charles Martarano	- absent	Stanlee Kissel	- yes
Duncan Alexander	- yes	Abramo Franzetti	- yes
Michael DiGiovanni	- yes	John Longo	- yes
John Gombeda	- yes	Frank Gilly	- yes
9 yes	Passed		

Board Attorney to draw up Resolution.

Ordinance #83-4 - Flood Damage Prevention Regulations.

Mr. Rakos reviewed revised draft with the members. He noted that Borough must pass ordinance by August 9, 1983 or Borough will loss insurance.

Otto Vergari moved that Board recommend to council to adopt Ordinance, seconded by Mayor Plesa.

Roll call vote taken:

Mayor Plesa	- yes	Otto Vergari	- yes
Charles Martarano	- absent	Stanlee Kissel	- yes
Duncan Alexander	- yes	Abramo Franzetti	- yes
Michael DiGiovanni	- yes	John Longo	- yes
John Gombeda	- yes	Frank Gilly	- yes
9 yes	Passed		

Adoption - Reexamination of Master Plan.

Mr. Rakos reviewed with the Board. He stated that this should have been adopted 2 years ago, due to lack of funds Board unable to do this before.

Mayor Plesa moved for adoption, seconded by Otto Vergari.

Roll call vote taken:

Mayor Plesa	- yes	Otto Vergari	- yes
Charles Martarano	- absent	Stanlee Kissel	- yes
Duncan Alexander	- yes	Abramo Franzetti	- yes
Michael DiGiovanni	- yes	John Longo	- yes
John Gombeda	- yes	Frank Gilly	- yes

Passed

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Vouchers: Three vouchers submitted to the Board for payment.
Planning Consultant, Board Attorney and Recording Secretary.
Stanlee Kissel moved to approve vouchers, seconded by John Gombeda.
Roll call vote taken:

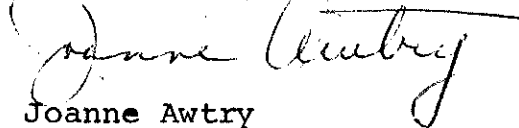
Mayor Plesa	- yes	Otto Vergari	- yes
Charles Martarano	- absent	Stanlee Kissel	- yes
Duncan Alexander	- yes	Abramo Franzetti	- yes
Michael DiGiovanni	- yes	John Longo	- yes
John Gombeda	- yes	Frank Gilly	- yes

Passed.

There being no further business to come before the Board, Otto Vergari moved to adjourn meeting, seconded by Mayor Plesa.

Meeting adjourned at 9:15 pm..

Respectfully submitted,



Joanne Awtry
Recording Secretary