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Bound Brook Planning Board  
Regular Meeting - February 23, 1984

The regular meeting of the Bound Brook Planning Board was called to order by Chairman Stanlee G. Kissel, Thursday February 23, 1984 at 7:40pm..

Mr. Kissel stated that this meeting is being held in compliance with the "Open Public Meeting Notice having been posted in the Municipal Building, filed with the Municipal Clerk and forwarded to the Bound Brook Chronicle, the Courier News and the Home News in January 1983.

Roll call revealed the following members present Abramo Franzetti, Michael DiGiovanni, Frank Gilly, Stanlee Kissel and Gerald Nunziato. Also present were John Rakos Planning Consultant, William Kelleher Board Attorney and Al Fischetti, Jr., Director of Inspections.

Communications: Gerald Nunziato read the following:

A letter of resignation from John Gombeda.

A letter from Somerset County Planning Board in regards to Annual Conference.

All communication on file for those interested.

Minutes of Previous Meeting: Frank Gilly moved to approve the minutes of January 26, 1984 meeting as submitted, seconded by Michael DiGiovanni.

Stanlee Kissel read name of all committee members (list attached).

Meeting dates for 1984. Members discussed the change of meeting date to the third thursday of each month.

Mr. Di Giovanni moved to keep meeting to the 4th thursday of each month, seconded by Gerald Nunziato. Carried.

Mr. Gilly moved to have the dates of meetings published in newspapers, seconded by Michael DiGiovanni. Carried.

#### Public Hearing

Application for Major Subdivision with Bulk Variances from Anthony Rotunno - 23-25 North Street. Block 18, Lots 9 & 10. File #2-84.

At this time Mr. Nunziato asked to be excused from hearing this application.

Mr. Rotunno came forward and was sworn in by the Board's Attorney.

Mr. Rotunno lives at 413 Longwood Avenue, Bound Brook NJ.

He is requesting to subdivide his father's lot on North Street to two 40 ft. substandard lots.

At present there is nothing on lot. He wants to put up a single family dwelling on the new lot. There is an existing single family dwelling on lot 10.

Board members and applicant reviewed application and drawings.

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Mr. Gilly felt it would upgrade the neighborhood.  
Mr. Kissel read reports from, the Borough Engineer, the Planning Consultant and Somerset County Planning Board. There was also a letter from a neighbor, Josephine Bonaduce who is in favor of Mr. Rotunno's request. (copies attached)

There were no questions from anyone in the audience.

Mr. Rotunno stated he would comply with the requirements of the Boro Engineer.

Mr. Gilly moved to grant subdivision with bulk variances, permitting applicant to build one family residence, seconded by Michael DiGiovanni .  
Roll call vote taken:

Mayor Bonaduce	- absent	Joseph Zuromski	- absent
Charles Martarano	- absent	Otto Vergari	- absent
Abramo Franzetti	- yes	Stanlee Kissel	- yes
Michael Di Giovanni	- yes		
Frank Gilly	- yes		

4 yes votes. Major subdivision with bulk variances granted.

It was noted that prior to obtaining a building permit, applicant has to come back to the board with site plan.

Board Attorney to prepare resolution.

#### Site Plan Committee

Application for Site Plan Waiver- Bicycle Shop - Hamilton Street.  
Mr. DiGiovanni noted that his committee reviewed application and they recommend waiver.

There will be a stand for bikes in front of the building.

Mr. DiGiovanni moved to authorize building inspector to give applicant a certificate of occupancy permit, seconded by Frank Gilly. Carried.

Mr. Kissel thanked Mr. Rakos and Mr. Kelleher for participating at the joint meeting in February.

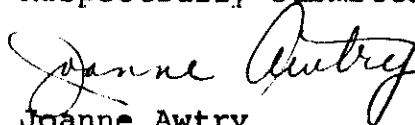
Vouchers: Two vouchers were presented to the Board for payment. One from the Planner and one from the Recording Secretary.  
Mr. Gilly moved to approve payment of the vouchers, seconded by Mr. Nunziato. Carried.

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There being no further business to come before the Board a motion was made, seconded and carried to adjourn meeting.  
Meeting adjourned at 8:30p.m..

Copies of all communications received and all reports submitted at the meeting are attached hereto and made a part of the text of these minutes.

Respectfully submitted,



Joanne Awtry  
Recording Secretary