

Bound Brook Planning Board
Regular Meeting October 25, 1984

The regular meeting of the Bound Brook Planning Board was called to order by Chairman Stanlee Kissel at 7:30 p.m. at the Borough Hall 110 Hamilton Street, Bound Brook, N.J..

Mr. Kissel 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 Homes News and the Courier News in January 1984.

Roll call revealed the following members present: Charles Martarano, Stanlee Kissel, Joseph Zuromski, Michael DiGiovanni, Adele Levesque, Frank Gilly, Abramo Franzetti, Otto Vergari, and Philip Fiadino. Also present were Planning Consultant John Rakos, and Board Attorney William Kelleher.

Communications: Letter from Somerset County Planning Board reference Johan Stabler Appeal. Letter in Mr. Stabler's folder.

Minutes of Previous Meeting: Minutes of September 27, 1984 meeting were approved as submitted, by Charles Martarano, seconded by Joseph Zuromski.

Application for Site Plan/Variance - Michael April, Robert Flanagan, 342 St. Johns Place, Block 41, Lot 1. R4 Zone. File #21-84.

Mr. Zuromski read reports from Planner and Borough Engineer (copies attached).

Members reviewed planner's drawings as well.

Applicant came forward. Both were sworn in by Board Attorney.

Robert Flanagan, 5 East High Street, Bound Brook.

Michael April, 342 St. Johns Place, Bound Brook.

Mr. Flanagan noted that the driveway on his plot plat was designed by Joseph Cuthbert.

Mr. Flanagan stated they want to build a one family addition next to existing one family on the lot.

The applicants stated that they will comply with requirements of Borough Engineer.

Front yard set back minimum 30 ft.

Proped new building will have only 24.7 ft.

Minimum rear yard set back is 25 ft.

Proposed only 5 ft.

Off street parking as per planner's drawing.

Opened to Public.

Jeff Smith 349 Vosseller Ave., concern as to where Mr. Flanagan will park heavy equipment. He has his own business. Will he park on lot.

Mr. Flanagan noted that the equipment stays in Warren. He will just park his truck on property.

Mr. Gilly Moved to close public portion, seconded by Charles Martarano.

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Mr. April lives in the existing dwelling and the Flanagans will live in the proposed addition. There is no land for sale to expand their lot.

Lot is an odd shape. The lot area for two family dwelling is there.

Joseph Zuromski moved to grant site plan and the two variances, seconded by Frank Gilly. Applicant to submit revised plans.

Roll call vote taken:

| | | | |
|--------------------|----------|--------------------|----------|
| Mayor Bonaduce | - absent | Abramo Franzetti | - yes |
| Charles Martarano | - yes | Otto Vergari | - yes |
| Stanlee Kissel | - yes | Michael Campanella | - absent |
| Joseph Zuromski | - yes | Philip Fiadino | - yes |
| Michael DiGiovanni | - yes | | |
| Adele Levesque | - yes | | |
| Frank Gilly | - yes | | |

9 yes votes, passed.

Mr. Zuromski stated that the recording equipment and tapes are not the best, almost impossible to transcribe from. He feels a new system is needed.

Resolutions for Johan Stabler and Cosmo Esposito were read (copies attached).

Vouchers: Two vouchers from Board Attorney and one voucher from Recording Secretary were presented to board for payment.

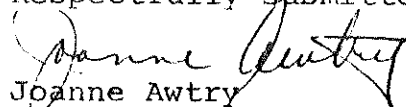
Otto Vergari moved to pay vouchers, seconded by Joseph Zuromski. Carried.

It was noted that the next regular meeting for the Planning Board will be November 15, 1984.

There being no further business to come before the Board, Frank Gilly moved to adjourn meeting, seconded by Otto Vergari. Carried.

Meeting adjourned at 8:30 p.m..

Respectfully submitted,


Joanne Awtry
Recording Secretary