

BOROUGH OF BOUND BROOK
PLANNING BOARD
JUNE 30, 2005

CALL TO ORDER

The meeting was called to order by Chairman Robert Fazen at 7:30 p.m. in the Council Chambers, 230 Hamilton Street.

ROLL CALL

Present were: Mr. Dietrich, Mr. Gaglia, Mr. Fazen, Mr. Shive, Mr. Krauser, Ms. Ackerman, Mr. Fasanello and Mrs. Pournaras.

Also present were: Mrs. Malone, recording secretary; Mr. Rodgers, board attorney; and Mr. Cilo, board engineer.

COMPLIANCE STATEMENT

This meeting is being held in compliance with the "Open Public Meetings Law." The requirements of the Law have been met. The Meeting Notice has been posted in the Municipal Building, filed with the Municipal Clerk, and forwarded to the Bound Brook Chronicle in January 2005.

SALUTE TO THE FLAG

MINUTES OF PREVIOUS MEETING

Motion presented by Mr. Shive, seconded by Mr. Dietrich, to approve the minutes of the May 26, 2005 regular meeting. (June 9 meeting was canceled.) Approved unanimously.

RESOLUTIONS:

#04-05, Galway Properties, LLC, 504 West Second Street

Motion presented by Mrs. Pournaras, seconded by Mr. Gaglia, to approve the resolution. Carried unanimously.

ANNOUNCEMENTS

Mr. Fazen did not have any announcements.

UPDATED APPLICATION FORMS

Mr. Gaglia has an application that will be used as a template for creating new forms. They were copied from other municipalities.

COMPLIANCE REVIEW BOARD

Mrs. Pournaras checked on Trackside. There was a couple operating the kitchen, and they appear to be in compliance. Mr. Fazen spoke to the Zoning Officer about The Rail. He noted that nothing has been approved, and it should not look like it does. He also mentioned that the zoning officer is gone for three months, but the substitute will talk about enforcement of the carpet store resolution.

Mr. Dietrich said that George's appeared before the borough council about expansion of the liquor license. He feels it is not a family restaurant but a nightclub. The establishment was approved for "light entertainment." There is a cover charge, and Mr. Dietrich does not feel it qualifies as a family restaurant. Mrs. Pournaras said it is now a sports bar with "big bands" she

can hear in her restaurant on Saturday afternoons. She mentioned another place down the street that has a male revue, and she feels the borough council went about things in the wrong way. They should rule on the liquor license, not code enforcement. She went as a representative of the Compliance Committee and found they are complying. Mr. Fazen reminded the board that they have nothing to say about compliance.

REDEVELOPMENT ADVISORY BOARD

Mr. Shive reported they are continuing to negotiate contracts.

OPEN TO PUBLIC

No questions or comments at this time.

PUBLIC HEARINGS

#25-04, Sullivan, 224 Somerset/225 Hamilton

The applicant was not present, and the application had previously been deemed incomplete. Mr. Fazen will contact them.

FUTURE APPLICATIONS

July 14, 2005:	#02-05, Cabrera, 223 Main Street
	#26-04, HOPE Church (documentation handed out)
August 25, 2005:	GPP
To be scheduled:	#25-04, Jersey Company (Sullivan)
	#07-05 (received at this meeting)
	#08-05 (received at this meeting)

Mrs. Pournaras asked for a clear definition, prior to hearing an application, of what constitutes a restaurant or entertainment (wide screen TV, admission charges). She feels the board needs to be clear because there are a lot of applications of this type. She indicated this is a large space and wonders if they might expand the use.

Mr. Rodgers cautioned there is no magic answer. If an applicant needs a variance, it is up to the board what they approve. Mr. Shive cautioned that the board has to be consistent. Mr. Rodgers suggested defining what is being approved. Mr. Fazen recalled that the board had specified that the Trackside not have dancing. Mrs. Pournaras noted the applicant was invited to return to the board if they wanted to have a nightclub. The direction was in the minutes, but not in the resolution. Mrs. Pournaras suggested that this discussion involves all restaurants, not just those that serve alcohol.

Mr. Cilo cautioned the board about discussion specific applications, indicating that these comments can be taken out of context.

With regard to a new application (#07-05), Mr. Gaglia noted that the former and proposed uses are the same. Mr. Fazen said that is a typographical error; there were formerly two apartments and four are proposed.

FLOOD PLAIN MANAGEMENT PLAN

Mr. Cilo told the board they will be receiving the Flood Plain Management Plan in the next month.

ADJOURNMENT

Motion by , seconded by , to adjourn at p.m. Carried unanimously.

Respectfully submitted,

Barbara A. Malone
Recording Secretary