

Borough of South Bound Brook

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South Bound Brook, New Jersey 08880

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SOUTH BOUND BROOK PLANNING / ZONING BOARD NOTICE OF SPECIAL PUBLIC MEETING AUGUST 26, 2020, AT 7:30 P.M.

PLEASE TAKE NOTICE that in accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified that the Joint Planning and Zoning Board (“Board”) of the Borough of South Bound Brook (“Borough”) will hold a Special Public Meeting on August 26, 2020, at 7:30 p.m.

At the Special Meeting, the Borough will hold a public hearing to review and take action on the application of John Sarboukh (the “Applicant”), under Application No. 377, for the property located at 122 Main Street, South Bound Brook, New Jersey, which is also identified on the Borough tax maps as Block 67, Lot 6 (the “Property”). The Property is located within Zone B (Business) and is currently zoned as a “mixed use” property. The Applicant seeks a Use Variance from the requirements of the Zoning Ordinance and pursuant to N.J.S.A. 40:55D-70(d), to legalize an existing two-family dwelling on the Property. Applicant has asserted certain vested rights to permit the proposed zoning relief.

The Public Hearing before the Board will be held on August 26, 2020, at 7:30 p.m., in-person at Memorial Park, 122 Elizabeth Street, South Bound Brook, NJ. Please bring your own chair as none will be provided. Interested persons also may join the meeting virtually via “GoToMeeting”, a web-based video conference application, or by telephone using the following:

Link to join the virtual meeting from your computer, table or smartphone:

<https://global.gotomeeting.com/join/334600269>

To join by phone, call-in number and access code: +1 (872) 240-3311, and Access Code: 334-600-269

In case of inclement weather, the meeting solely will be held virtually via “GoToMeeting”, as described above. Conducting the meeting by electronic means is in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Philip Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

When this case is called, interested parties may appear with or without an attorney, either in-person or virtually, and present any objections which they may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

PLEASE TAKE FURTHER NOTICE that application materials, including pertinent maps and accompanying documents, are on file and available for public inspection during regular business hours, at least 10 days prior to the Hearing, in the office of the Clerk of the Borough of South Bound Brook, Municipal Building, 12 Main Street, South Bound Brook, NJ.

A copy of the agenda, to the extent known as of the drafting of this notice, follows.

**SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET
SO. BOUND BROOK, NJ 08880
AGENDA FOR SPECIAL MEETING
August 26, 2020**

MEETING CALLED TO ORDER

OPEN PUBLIC MEETING LAW STATEMENT

ROLL CALL

APPLICATIONS

- 20-377: Use Variance
John Sarboukh
122 Main Street
Block 67, Lot 6

ADJOURNMENT