

**BOROUGH OF JAMESBURG
LAND USE BOARD
REVISED - AGENDA
NOVEMBER 8, 2018
7:00 P.M.**

Chairman Walker shall call the meeting to order and announce that same is being held pursuant to the Open Public Meetings Act and that all provisions of that Act have been met. Also to be announced, in the event of a fire and pursuant to the N.J. Uniform Fire Code, that the members of the audience are requested to take notice of the exits at the front and rear of the room as well as in the main hallway.

Flag Salute

Roll Call:

Rosanna Davino
Niki Durando
Joseph Howard
Susan Kozar
Mayor Lowande
Joseph Maccaro

Coleen Rutsky
John Walker
Brian Wright

Atty: Michael Balint
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

Approval of Minutes October 11, 2018

Motion:

Second:

In Favor

RESOLUTION #16-18 – VPDG, LLC:

Granting Use Variance and preliminary and final site plan approval with variances for existing conditions and design waivers to permit the conversion of existing dental fabrication business to a waste and recycling office to VPDG, LLC for property known as Block 27, Lot 15.01 on the Tax Map of the Borough of Jamesburg.

Motion:

Second:

Roll Call:

PUBLIC HEARING: John Shay – 126 Buckelew Ave: Block 10, Lot 3

The applicant and property owner John Shay is requesting a Bulk Variance to construct an accessory building which will not meet setback or height requirements. Additionally, the lot is an existing undersized lot. The applicant is not represented by a professional.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Motion to Approve/Deny:

Second:

In Favor:

PUBLIC HEARING: JP OF ALL TRADES: 98 William St.: Block 11, Lot 7.01

The applicant, JP of All trades is represented by Walter Toto. The applicant is requesting a Use Variance to store personal vehicles within a garage, and no outside storage is proposed. The storage of personal vehicles is not a permitted use in the PO/R zone. The applicant is not proposing any site improvements.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Motion to Approve/Deny:

Second:

In Favor:

PUBLIC HEARING: 54-56 Lincoln Ave: Block 59, Lots 1.02, 3, and 6

The applicant Naif Tiryaki is represented by Walter Toto. He property is located in the NC Zone. The applicant was denied in March of 2016 for a business application for auto sales. Mr. Tiryaki is now requesting a Certificate of Non-Conforming Use in order to conduct a used auto sales facility on site.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Motion to Approve/Deny:

Second:

In Favor:

PUBLIC HEARING: Leonard Abatangelo: 8 East Church Street: Block 29, Lot 18

The applicant is Leonard Abatangelo. The applicants Attorney is Otto Kostbar and Engineer is Korali E. Totten of Crest Engineering Associates. The property is located at 8 east Church Street and is in the R-75 Zone. The site is presently occupied by a 2-family dwelling which is not permitted in the R-75 Zone. The applicant is requesting a Use Variance to maintain the two-family on site.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Motion to Approve/Deny:

Second:

In Favor:

Executive Session: Pending Litigation

Motion:

Second:

In Favor:

Motion to Adjourn:

Second:

All in Favor: