

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
AGENDA  
October 12, 2017  
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  
Brian Wright

Chairman: John Walker

Atty: Michael Balint  
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

**Approval of Minutes July 13, 2017**

Motion:

Second:

In Favor:

**RESOLUTION #10-17:** Granting use and bulk variances for minimum lot area, width, and side yard width and for maximum impervious surface coverage with design waivers to permit the use of a house previously destroyed by fire as a two story residence on property known as Block 12, Lot 9 on the tax map of the Borough of Jamesburg.

**PUBLIC HEARING: CHRISTINE & DANIEL CAMPBELL. Block 76, Lot 2.02**

Christine & Daniel Campbell owners of the property located at 262 Forsgate Drive (at the intersection of Wigwam Pond Lane) are requesting Ordinance Relief of (27-118A 4), (27-118A 5), & (27-118A 10) to expand their existing driveway an additional 19 feet. It is not indicated if the applicant will be represented by an attorney or a professional planner. The existing curb opening is to remain. The driveway is proposed to flare out

at the point where the concrete apron meets the asphalt driveway. Currently the property contains a 1 story brick dwelling with garage and shed. The applicant has provided a survey from May 15, 1992. At that time the property was an interior lot. Upon the construction of Beaver Brook Run, the property became a corner property. There is no parking permitted along Forsgate Drive (C.R. 612) or Wigwam Pond Lane.

**Motion to Open Public Comment:**

Second:  
In Favor:

**Motion to Close Public Comment:**

Second:  
In Favor:

**PUBLIC HEARING: SSHJ, LLC. Block 31, Lot 4**

The owner and applicant of the above mentioned property is SSHJ, LLC. The applicant is represented by Otto J. Kostbar, Esq. with Beth Kenderdine, P.E. of Edwards Engineering Group as the engineer. The site is located on the Southeasterly corner of East Railroad Avenue and Augusta Street. The .37 acre site is located within the Central Business District. There is currently a multi-story residential two family dwelling with wood porches, a shed, concrete walks and a concrete driveway. The remainder of the property is lawn and several trees. The applicant proposes to remove the on-site improvements and construct a mixed use building with retail on the first floor and 3 apartments on the second floor. The Applicant proposes 1 two bedroom apartment and 2 one bedroom apartments. The building is approximately 4,600 sf. The site plan includes parking for 19 vehicles, curbing, sidewalks, lighting and landscaping. There is a proposed two-way access drive onto East Railroad Avenue and a proposed one-way access drive on Augusta Street.

**Motion to Open Public Comment:**

Second:  
In Favor:

**Motion to Close Public Comment:**

Second:  
In Favor:

**Motion to Adjourn:**

Second:  
All in Favor: