

**BOROUGH OF JAMESBURG
LAND USE BOARD
AGENDA
AUGUST 9, 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 June 14, 2018

Motion:

Second:

In Favor:

RESOLUTION #09-18(A) – SalVal Enterprises, LLC: Block 16, Lot 4.02:

Resolution denying a request to modify the number of permitted occupants from 8-10 as stipulated in an approval for the conversion of a single-family home to a two family home by SalVal Enterprises, LLC for the property known as Block 16, Lot 4.02 on the Tax Map of the Borough of Jamesburg.

Motion:

Second:

In Favor:

Public Hearing –Jamesburg Gas Holding, Block 73.04, Lot 28

The above mentioned applicant is seeking Preliminary and Final Site Plan Resolution Compliance for the property located at 232 Gatzmer Avenue. Items included but not limited to parking, ingress and egress and signage.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Public Hearing – Alla Krutyansky, 79 E. Railroad: Block 37, Lot 3.01

The owner of the property is Gorge O’Carroll, the applicant is Alla Krutyansky. The applicant is represented by Walter Toto, Esq. and Sharif Aly or Ameritch Engineering, Inc. The site is .19 acre and is located in the CBD – Central Business District. There is a one- story retail building (formerly Body & Soul) which occupies the front portion of the lot. The rear of the lot is grass/dirt. Here is a 10 ft. wide alley along the rear of the property.

The applicant is proposing to convert the existing retail building into a 2,000 sf. Mental health clinic and a 1,600 sf professional office with associated parking.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Public Hearing – Life Storage, Gatzmer Ave: Block 71.01, Lots 9.01 & 10.01

The owner of the property is Sovran HHF Storage Solutions, LLC. The applicant is Life Storage, LP. The applicant is represented by Walter Toto, Esq. The engineer is Andrew Cangiango, P.E> of Keller & Kirkpatrick, Inc. The property is located on Gatzmer Ave and is in the NC – Neighborhood Commercial Zone. The project site contains a total of 1.26 acres.

The project consists of 2 lots. Lot 9.01 is presently a sales/rental office for an existing self-storage facility. Lot 10.01 is presently vacant with two access driveways.

February 8, 2018 the applicant was granted a Use Variance by memorialization of Resolution #10-18 to expand the non-conforming storage facility to include the construction of a 31,780 two-story storage facility with a total of 201 units.

The applicant was bi-furcated and the applicant is now returning to the Board for Preliminary and Final Major Site Plan approval to construct a 31, 780 two-story self-storage building with 8 parking spaces, a loading/unloading, area, landscaping, lighting and a storm water drainage system.

Motion to Open Public Comment:

Second:

In Favor:

Motion to close Public Comment:

Second:

In Favor:

Motion to Adjourn:

Second:

All in Favor: