

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**AGENDA
JANUARY 11, 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

Motion to Elect Chairperson:

Proposed:

Second:

In Favor:

Motion to Elect Vice Chairperson:

Proposed:

Second:

In Favor:

RESOLUTION# 01-18 - Resolution Appointing Secretary to the Land Use Board

Motion:

Second:

Roll Call:

RESOLUTION #02-18 - Resolution Appointing Attorney to the Land Use Board

Motion:

Second:

Roll Call:

RESOLUTION# 03-18 - Resolution Appointing Engineer to the Land Use Board

Motion:

Second:

Roll Call:

RESOLUTION#04-18 - Resolution Designating Official Newspapers of the Land Use Board

Motion:

Second:

Roll Call:

RESOLUTION#05-18 - Resolution Setting Meeting Dates for 2018 Land Use Board

Motion:

Second:

Roll Call:

RESOLUTION #06-18 –Naresh Patel: Block 20, Lots 463-468

Granting minor subdivision approval with variances for lot area to create two residential building lots to Naresh Patel for property known as Block 20, Lots 463-468 on the tax map of the Borough of Jamesburg

Motion:

Second:

Roll Call:

Approval of Minutes December 14, 2017

Motion:

Second:

In Favor:

Approval of Executive Session Minutes November 9, 2017

Motion:

Second:

In Favor:

Plans for the Land Use Board to review: Capital Improvement Project for new playground installed at the JFK Elementary School on Front Street.

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:

PUBLIC HEARING: Musa & Charito Macapodi: Block 28, Lot 6

The owner of the property and applicant is Musa & Charito Macapodi. The owner is not represented by any professionals for this application. The site is located at the northeasterly corner of the intersection of Church Street and East railroad Avenue. The site is located within the CBD – Central Business District Zone.

By Resolution #10-04 memorialized on May 13, 2004, Macapodi Realty received Preliminary & Final Site Plan approval with certain waivers and variances for conversion of a two-story home to a professional office use for a dental office.

The applicant is proposing multiple use professional offices on the property for the first and second floor. Professional offices are permitted use within the CBD zone.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

PUBLIC HEARING:Life Storage; Block 71.01, Lot 9.01 & 10.01

The owner of the property is Sovran HHF Storage Holdings, LLC. The applicant is Life

Storage, L.P. The applicant is represented by Walter Toto, Esq. and the applicant's engineer is Mr. Andrew Cangiango, of Keller & Kirkpatrick, Inc and the Applicant's Traffic Engineer is Mr. Judd Rocciola, of Rocciola Engineering. The property is located at 266 and 270 Gatzmer Avenue in the Borough of Jamesburg and is in the NC-Neighborhood Commercial Zone. The project site consists of two lots. (Lots 9.01 & 10.01) Lot 9.01 is presently a sales/rental office for an existing self-storage facility located on the adjoining lot to the rear of 9.01 in Monroe Township. Lot 10.01 is presently vacant with two access driveways. Self-storage facilities are not a permitted use in the NC zone. The applicant, Life Storage is requesting a Use Variance to expand the non-conforming storage facility. The applicant is proposing to construct a 31,780 two story self-storage facility with a total of 201 units. Additional variances will be required for the truck rental company based out of the existing sales/rental office.

This application is for use variance only. If the Use Variance is granted, the Applicant will return before the board with a full set of site plans.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

PUBLIC HEARING: SalVal Enterprises, LLC: Block 16, Lot 4.02

The applicant/owner of the property is SalVal Enterprises, LLC. The applicant is represented by James A. Mitchell, Esq. with Steven R. Savino as the applicant's architect. The property is located on the North side of Buckelew Ave. between Emma Street and Lake Street. The address is 189 Buckelew Ave. and is within the R-75 Medium Residential Zone. The lots on either side of the site are within the R-75 – Medium Residential Zone. Directly across the site is the RB – Retail Business Zone and to the rear is the RH - High Density Residential Zone.

The applicant, SalVal Enterprises, LLC is requesting a Use Variance to change the existing single family home to a two-family home. The applicant indicates that at some time in the past this dwelling was a two-family dwelling that was converted to a single family. 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 Adjourn:
Second:
All in Favor: