

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
July 9, 2009**

The Vice Chairman called the meeting to order and announced that the same was being held pursuant to the Open Public Meetings Act and that all the provisions of the Act had been met.

Flag Salute

Roll Call: Present:	Roseanna Davino	John Walker
	Susan Kozar	Brian Wright
	Mayor LaMantia	Alt. I: George Zelasko
	John Longo	Engineer: Jeff Staiger
	Chris Perdoni	Atty: Michael Balint

Absent: Connelly

Approval of minutes June 11, 2009

Motion: LaMantia

Second: Wright

All in Favor

Resolution #10-09 – Recognizing the contributions and service of Wolfgang Zehe to the Combined Land Use Board of the Borough of Jamesburg.

Motion: Longo

Second: Wright

All in Favor

Resolution#11-09 – Interpreting Ordinance Section 27-37B as requested by Alan Aly in regard to the enlargement of a two-family house located on property known as Block 36, Lot 1 on the Tax Map of the Borough of Jamesburg.

Motion: Zelasko

Second: Wright

In Favor: Kozar, Wright, Zelasko, Walker

PUBLIC HEARING

East Railroad Avenue Holdings, LLC – Joseph Deckhut is the attorney for the applicant. He explained that the plan is to demolish and rebuild the property. The new building would be 3 floors with a restaurant on the bottom floor and 17 apartments on the 2nd and 3rd floors. The application is being bifurcated and a use variance request would be heard first then the site plan. Jonathan Frycz is one of the applicants. He described the property and what they would like to put there. Mr. Frycz explained the restaurant, type and hrs, number of employees.

Charles Carley of Delaware & Raritan Engineers testified for the applicant as both Engineer and Planner. He reviewed what Mr. Frycz explained about the application. Mr. Carley quoted from the Master Plan regarding mixed use buildings. He stated that the building would be designed to blend in with the historical look of Jamesburg. He also stated that he felt there was a need for residential apartments at an affordable price. There was some talk regarding COAH and if the property would be helping Jamesburg with its COAH obligations. This would be something that would need to be further looked into. When asked about negative impacts, Mr. Carley stated that traffic is negative but already existing. Also, parking could be an issue due to competing demand for spaces.

Frank Antisell, the traffic engineer talked about the parking, 19 spaces are being provided when 105 are needed by ordinance. Mr. Antisell reviewed the other businesses near the site and also streets that could be used for parking.

At this time John Longo stated that in his opinion he felt that there were more negatives than positives with the application and that parking could be a detriment to the surrounding businesses. A quick recess was taken and Mr. Deckhut stated that the applicant would like to carry the application to the next meeting to revise the plan. The Board agreed and no further notice would be given. The next meeting is September 10, 2009.

Motion to open to Public: Longo

Second: LaMantia

All in favor

Elliot Stroul, 110 Mendoker Drive - Businesses welcome, parking, wetlands

Robert Gough, 30 West Railroad Ave – restaurant, tenants, parking

Roger Dreyling, 15-17 East Railroad Ave – views of the Board

John Ritter, 5 East Church Street – traffic

Maryann Taylor, 22 Sherman Street – impressed with Board working for town good

Motion to close to public: LaMantia

Second: Wright

All in favor

Motion to Adjourn: Longo

Second: Wright

All in Favor