

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**MINUTES  
September 10, 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:           Patrick Connelly       John Walker  
                                  Roseanna Davino     Brian Wright  
                                  Alexander Koganov   Alt. I: George Zelasko  
                                  John Longo           Alt. II: Jon Kelty  
                                  Chris Perdoni        Atty: Michael Balint  
  Engineer: Jeff Staiger

**Absent:** Kozar, LaMantia

**Approval of minutes July 9, 2009**

Motion: Walker

Second: Longo

All in Favor

**Request for an Extension of Time**

**Block 19, Lot 3** – C & D Corp. is asking for an extension on their approved subdivision. Due to illness, the applicant's attorney has not filed the deeds. Jeff Staiger stated that all the conditions of the approval have been met.

**Motion to Grant a 1 year extension:** Zelasko

**Second:** Walker

**In Favor:** Davino, Koganov, Longo, Perdoni, Walker, Wright, Zelasko, Kelty, Connelly

**PUBLIC HEARING**

**East Railroad Avenue Holdings, LLC** – Joseph Deckhut, the attorney for the applicant stated that a meeting was held with the Chairman and Professionals regarding the application. In accordance with what was decided at the meeting a letter was submitted eliminating eight of the apartments and one floor. The Chairman agreed to the letter, due to the fact that the overall footprint will not be changed, just the number of floors. Mike Balint reiterated that the applicant is before the Board for a use variance only.

Mr. Deckhut stated that the applicant sent a letter to the Bank of America for an easement to use their parking lot but they refused because they are selling the property. Jonathan Frycz is the applicant. He is seeking 9 residential units with a restaurant on the bottom floor. Mr. Frycz stated that the footprint of the building has not changed; they are eliminating one floor only. He also stated that 9 is the minimum number of apartments that would be needed to cover costs of the new building and restaurant. There were some questions as to why the applicant wants apartments instead of offices. Mr. Frycz stated that there are numerous offices in town that are vacant.

The parking engineer, Frank Antisell, submitted photos of the streets near the property. These photos were taken at different times and days to show availability of parking on the street. The total number of spaces required is 90. 74 spaces are needed for the restaurant and 16 for the apartments. There will be 19 on site spaces available. There was some discussion about on street parking and the availability with other business in the area. Also, Board members were concerned with residents of the apartments competing for parking with restaurant patrons. After listening to the Boards concerns the applicant agreed to reduce the number of apartments to 6. The lease would have a limited occupancy of 2 people and on site parking spots would be designated "resident only".

Motion to Open to Public: Walker  
Second: Wright  
All in Favor

Diane Tehan- Traffic, parking  
18 East Church Street

Roger Dreyling – Parking  
1700 Perrineville Rd  
Monroe Twp

Barbara Carpenter – apartments, costs  
16 Half Acre Rd.

Darren Larsen – Photos, Police  
15 Pergola Ave.

Lisa Rejowski – Apartments  
16 Sedgwick St.

Motion to Close to Public: Zelasko  
Second: Wright  
All in Favor

Mr. Deckhut asked the Board to consider the concessions that have been made before making their decision.

Motion to deny application: Zelasko

Second: Longo

In Favor: Davino, Longo, Perdoni, Wright, Zelasko

Opposed: Walker, Connelly

The Board Attorney asked the members to state why they denied the application. All stated they had problems with the apartments and people living over a restaurant/bar.

Patrick Connelly asked for three Board members to volunteer for the Master Plan re-examination committee. John Longo, George Zelasko, and Jon Kelty volunteered.

**Motion to Adjourn:** Longo

Second: Wright

All in Favor