

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
August 26, 2010**

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:	Jon Kelty	John Walker
	Alexander Koganov	Brian Wright
	Mayor LaMantia	Alt. I: George Zelasko
	John Longo	Atty: Michael Balint
		Engineer: Jeff Staiger

Absent: Patrick Connelly, Roseanna Davino, Susan Kozar

Approval of minutes May 13, 2010

Motion: Longo
Second: Wright
In favor: All

PUBLIC HEARING

Nicole & Angela Properties – Block 17, Lot 9

The application will be heard September 9, 2010.

PUBLIC HEARING

Catania – Block 1, Lot 4

John Walker recused himself from the application due to a conflict. Brian Wright stepped in as chair. Walter Toto is the attorney for the applicant. He explained that the application is bifurcated and only a use variance is being applied for tonight. The applicant is planning on razing the existing one family home and building a 1760sf, one story commercial space. The space would be divided into two units; one for take out food, the other for a small salon.

Adolfo Catania is the applicant. He explained that the property has been vacant since 2008. He also explained that each unit would be run by his children who specialize in these types of businesses. Mr. Catania also stated that each business would have no more than 5 employees each.

John Chadwick is the planner for the applicant. He submitted four exhibits for the property. At this time the planner and attorney ask that the Board carry the application to the next meeting due to the fact that they would need five yes votes for the variance to pass and there are only six Board members present. The Board agreed to carry the application to the October 14th meeting. The Board would like the applicant to re-notice because there was a discrepancy with Notices sent to the neighboring homeowners.

DISCUSSION

John Walker discussed the revised ordinances. The ordinances must be approved and sent to Council for review. Mr. Walker asked that all comments on the ordinances be presented for the September 9th meeting.

Motion to Adjourn: LaMantia

Second: Longo

All in Favor