

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
September 9, 2010**

Chairman Walker 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	Brian Wright
	Jon Kelty	Alt. I: George Zelasko
	John Longo	Atty: Michael Balint
	John Walker	Engineer: Jeff Staiger

Absent: Patrick Connelly, Alexander Koganov, Susan Kozar, Mayor LaMantia

Approval of minutes August 26, 2010

Motion: Zelasko

Second: Wright

In favor: All

PUBLIC HEARING

Hippeli – Block 45, Lot 15

October 14, 2010 meeting

PUBLIC HEARING

Nicole & Angela Properties – Block 17, Lot 9

Ken Pape, the attorney for the applicant, stated that a meeting was held in June for revisions to the conversion application. He explained that the revisions included reducing the number of 2 bedroom units and adding more 1 bedroom units. The proposed 3 bedroom units will be replaced with 1 bedroom units. Other revisions included adding storage units for residents and a community room. The applicant's engineer and architect discussed changes in the parking and garages.

At this point there was some discussion regarding the conversion bill and why the state felt the need to create it. Also discussed was the need for this type of housing in Jamesburg and the type of people it will be targeting. Anna Wainwright, the Borough's planner discussed the recreation areas. The goal is to target "young

professionals". Ms. Wainwright would like to see a meeting room and community room, maybe a gym.

John Rea is the traffic engineer for the applicant. He recalculated the peak hour volumes and did state they would increase. Mr. Rea stated that the signals at Forsgate Drive and Buckelew Ave. could be made more efficient so the traffic would not get backed up. This would alleviate the use of Lake Street as a bypass road.

Motion to open to public: Wright
Second: Davino
All I favor

Robert Maglies – Vacant buildings, will not get finished
40 Lake Ave.
Helmetta

Robert Loughlin – storm water runoff, garbage, tree replacement
307 Poll Pl.
Edison

Heather Doler – Traffic on Lake Street
8B Lake Street

James Loughlin – storm water, traffic, overcrowding
20 Pergola Ave

Elliot Stroul – State government, school children, signage
110 Mendoker Dr.

Michelle Squillante – rentals, traffic, parking
35 Lake Street

Gail Somers – traffic, flooding, vacancies, price of units
32 Pergola Ave

Brian Somers – parking, traffic
32 Pergola Ave

Motion to close to public: Wright
Second: Longo
All in favor

There were a lot of issues brought up by the Board members. Mike Balint has reviewed the Senate Bill. The applicant has made revisions to the plan in accordance with what the Board has asked. The applicant has also complied with everything that the bill requires. The only issue the Board has to deal with is to approve a previously approved Age restricting housing unit to non age restricted.

Motion to approve with condition: Kelty

Second: Zelasko

In favor: Davino, Kelty, Longo, Wright, Zelasko, Walker

Discussion

The changes to the zoning ordinances will be sent to council for approval.

Motion to approve: Davino

Second: Wright

All in favor

Motion to Adjourn: Wright

Second: Longo

All in Favor