

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**MINUTES  
October 11, 2012**

Vice 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	John Walker
	Joseph Howard	Alt. I: George Zelasko
	Mayor Lowande	Atty: Michael Balint
	Sandy Sussman	Engineer: Alan Dittenhofer
	Daria Ludas	Planner: Anna Wainwright

Absent: Kelty, Kozar, Wright

**Approval of minutes January 12, 2011**

Motion: Zelasko  
Second: Sussman  
All in Favor

**WAIVER OF PARKING**

**Medhin – Block 43, Lot 13.01**

Dr. Hanna Medhin is a pediatrician who purchased property at 10A West Railroad Ave. She is planning to put her doctor's office in this space. Dr. Medhin is asking for a waiver of parking. There is currently no on-site parking on the property but she is planning to pave behind the building, which will allow for employee parking. This space would be accessed from an alley that runs from Willow Street. All other parking would be on West Railroad Ave.

Dr. Medhin explained the office would be open from 12-8pm and she would see approximately 10-15 patients a day. Each appointment would last about 20 minutes.

Motion to approve: Davino  
Second: Lowande  
In favor: Davino, Howard, Lowande, Ludas, Sussman, Zelasko, Walker

**PUBLIC HEARING**

**MJ, LLC – Block 28, Lot 4** – Michael Pane is the attorney for the applicant. They are asking for a waiver of site plan. There are no changes being made to the outside of the building. The only changes to the interior are minor and in conjunction

with the change of use. They are proposing to turn a former bank into a family style restaurant and bar. There are 15 existing parking spaces on the property but will need a waiver, 31 spaces are needed. Michael Roberts is a principal for MJ, LLC. Mr. Roberts and his partner also have an approval for a restaurant at Block 28, Lot 3. He stated they are no longer planning to build the restaurant at that location. The new location would have approximately 9 employees. Hours of operation would be Sunday 11am – 11 pm, Monday through Thursday 11 am – 12am and Friday, Saturday 11 am – 2 am.

Architect Andre Szalay explained the renovations that are proposed. The only alteration to the exterior of the building is the removal of the drive-thru window from the former bank. Inside, there is a vault that will be removed. There is no major signage proposed and the attic space is not being converted. There was some discussion of signage and lighting and the Board would like to review a plan for both.

Victor Furmanec is the planner for the applicant. He explained the zoning and the property. Mr. Furmanec stated that drainage for the property is in the rear. He also explained the variances they are asking for and the parking waiver. He discussed the on street parking and surrounding businesses. Most businesses will not be open at the peak hours of the restaurant or there will be a small overlap. Mike Balint stated that the adjoining property, also owned by Michael Roberts, also has an approval for a restaurant with parking deficiency. His concern was that if both properties are developed it would be a detriment to the community due to the parking situation or lack of. Attorney Pane will put something in writing stating that the applicant will not build on Block 28 Lot 3, that approval will need to be rescinded. Anna Wainwright, the borough planner, agreed that rescinding the prior approval will help with the parking situation. Mike Balint also suggested the applicant get a site plan approval. The applicant agreed to carry the hearing to the next meeting to submit a site plan and lighting detail.

Motion to open to public: Howard

Second: Lowande

All in favor

John Ritter – dumpster, garbage, safety and lighting in rear of property

5 E. Church Street

Motion to close: Zelasko

Second: Sussman

All in favor

**Motion to Adjourn:** Howard

Second: Davino

All in Favor