

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
NOVEMBER 10, 2016**

Chairman John 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
	Niki Durando	Brian Wright
	Joseph Howard	Atty: Michael Balint
	Mayor Lowande	Eng: John LeCompte
	Joseph Maccaro	

Absent: Kozar, Rampacek, Spillane

Approval of Minutes October 13, 2016

Motion: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Maccaro, Walker, Wright

Abstain: Lowande

Approval of Executive Session Minutes October 13, 2016

Motion: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Maccaro, Walker, Wright

Abstain: Lowande

APPEAL OF VIOLATION, 6 MICHAEL STREET, ALSO KNOWN AS Block 5, Lot 6

Frank Tarulli owner of the above mentioned property stated that he heard at the meeting in August of this year that he was approved for the additional 4ft decorative fence he put on his property. He even had a petition signed by neighbors that they are not against the fence being up. After several minutes of Mr. Tarulli claiming he is correct and the board is incorrect, Chairman John Walker and Attorney Mike Balint put a stop to the appeal. There seems to be a misunderstanding with Mr. Tarulli on what was approved. Attorney Mike Balint agreed to listen to the tape from that meeting and carry this over to the December 8th meeting.

Motion to carry over to the December 8th meeting: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Maccaro, Walker, Wright

Abstain: Lowande

APPEAL – 12 PERGOAL AVE. ALSO KNOWN AS Block 27, Lot 6

The applicant Juana Barbosa is asking that the trucks for her Landscaping business will be allowed to stay on the property. Miss. Barbosa's property is Zoned as R-75 Residential which does not allow trailers and dump trucks to be stored on the property. There have been employees seen on the property. Miss. Barbosa did say phone calls for the business come to the house, as well as the bills for the Company. Therefore, the business is being run out of the house. In November of 2015 an application was given to Brian Wright to run a business on the property. This application was never approved. Also on November 23, 2015 a Zoning application was denied and the owner was told she would need to apply for a variance. Attorney Mike Balint suggested Miss Barbosa speak to Zoning Officer Bill Maresca asking for some time to re locate her business.

Motion to uphold Zoning Officers decision: Howard

Second: Wright

In Favor: Davino, Durando, Howard, Maccaro, Walker, Wright

Abstain: Lowande

Appeal – 98 William Street, also known as Block 11, Lot 7.01

The applicants Mr. and Mrs. Bucci would like to buy the above mentioned property to run an assembly business which makes small parts. The property is currently Zoned as an Automotive and Frame Shop. Mr. Bucci said his business would be much quieter than the business that was currently in the building. Attorney Mike Balint has no basis to grant the approval being specific approvals were on the property. An application for a use variance would have to be submitted in order for the property to be zoned differently. The applicants took an application and also received the 200' list from our tax Assessor.

Motion to uphold Zoning Officers decision: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Maccaro, Walker, Wright

Abstain: Lowande

RESOLUTION #15-16 – Granting a reversal on appeal by the Presbyterian Church of Jamesburg of a denial of a Zoning permit by the Zoning Officer to permit the erection of a new sign for the Mozarts and Einsteins Preschool on the property known as Block 41, Lot 1 on the tax map of the Borough of Jamesburg.

Motion: Howard

Second: Davino

In Favor: Davino, Durando, Howard, Walker, Wright

Abstain: Lowande, Maccaro

Motion to Adjourn:

Motion: Howard

Second: Maccaro

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Walker, Wright

