

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
January 12, 2017**

Attorney Mike Balint 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 | Shannon Spillane |
| Niki Durando | John Walker |
| Joseph Howard | Brian Wright |
| Susan Kozar | Atty: Michael Balint |
| Mayor Lowande | Eng: John LeCompte |
| Joseph Maccaro | |

Absent: Robert Boulogne

Motion to Elect 2017 Chairperson: John Walker was nominated

Motion: Wright

Second: Davino

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Spillane, Wright

Motion to Elect 2017 Vice Chairperson: Roseanna Davino was nominated

Motion: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Spillane, Wright

Resolution#01-17– Appointing Secretary to the Land Use Board Approved

Resolution#02-17 – Appointing Attorney to the Land Use Board Approved

Resolution#03-17 – Appointing Engineer to the Land Use Board Approved

Resolution#04-17 – Designating Official Newspapers Approved

Resolution#05-17 – Setting Meeting Dates for 2017 Approved

Resoluion #06-17 – Denying a reversal on appeal by Juana Barbosa of a denial of a Zoning permit by the Zoning Officer to permit use of residential property for a landscaping business, owned by the property owner, on property known as Block 27, Lot 6 on the tax map of the Borough of Jamesburg.

Motion: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Kozar, Maccaro, Spillane, Wright

Abstain: Lowande, Rutsky

Approval of minutes November 10, 2016

Motion: Wright

Second: Maccaro

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

Abstain : Spillane, Rutsky

APPEAL OF VIOLATION, 6 MICHAEL STREET, ALSO KNOWN AS Block 5, Lot 6: This Appeal is being carried over until the February 9, 2017 meeting. Applicant was unable to attend due to a family emergency.

PUBLIC HEARING:

ACF ENTERPRISES – 111 BUCKELEW AVE., ALSO KNOWN AS Block7, Lot 20

The applicant ACF Enterprises, Anthony Fellin is seeking a use variance to allow for a professional office on the first floor of the property, and an apartment on the second floor. The applicant also seeks variances for front yard setback, total lot coverage, oversized footage for a wall mounted sign and two signs on the site. (Only one sign permitted).

Otto Kostbar, Attorney for Anthony Fellin is asking for a change of use for an office on the first floor of the existing building. He is also seeking to have a 2 bedroom residential apartment on the second floor. Office hours would be from approx. 8:00am – 9:00pm during tax season, and Saturdays would be from 9:00am – 4:00pm. There will be less traffic in and out than when the florist was in the building. Mr. Fellin stated he barely has anyone in and out of the office. The maximum working at one time would be three.

The property currently has two signs on it. For the size of the lot, only one sign is allowed. After discussing the options to Mr. Fellin about the two signs, it was agreed upon that he would not light up the laminated sign that is attached to the building, or put any wording on it. The sign itself is allowed to stay on the building. There were concerns that if it has to be removed that siding would need to be replaced, or other structural improvements. The existing free standing sign is allowed to stay on the property.

Engineer Dan Doran presented a sketch of the building. The first floor will be utilized as an office, the second floor will be a two bedroom residential apartment. There is a separate entrance for the apartment. As far as parking goes, the six parking spots are sufficient for the size of the building. There will be striping added to the parking spaces to distinguish between them. The driveway to the right will be the entrance and the driveway on the left will be the exit. Arrows will be painted to show one way traffic. There currently is no curbing around the parking area. That will stay as is. Without the curbing the property drains well. Water does not sit anywhere on the property. There will be no big trucks in and out because there are no deliveries anticipated. The garbage containers for the office and apartment will be located at the back of the building and inside a fenced in area.

Several Board Members had concerns, which were addressed. One being the separate entrance to the apartment located on the second floor. Another concern was with the light up sign on the building. Mr. Fellin agreed to disconnect the electricity. The sign in the front of the

building was a concern that it could obstruct traffic. The engineer determined that it would not. A last concern was the parking issue. The parking is sufficient for the accountant's office and tenants. If the building is sold, and another business is brought in they may have to go back in front of the board for approvals.

Motion To Open Public Comment: Howard

Second: Brian

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Spillane, Wright

Motion To Close Public Comment: Maccaro

Second: Howard

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Spillane, Wright

Motion to Approve With Conditions: Wright

Second: Maccaro

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Spillane, Wright

Motion To Adjourn: Howard

Second: Lowande

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Spillane, Wright

Motion to Adjourn:

Second:

All in Favor