

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
January 11, 2018**

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: Chairman: John Walker
Niki Durando
Joseph Howard
Susan Kozar
Mayor Lowande
Joseph Maccaro
Coleen Rutsky
Brian Wright
Alt: Robert Boulogne
Alt. Shannon Spillane

Absent: Roseanna Davino,

Motion to Elect Chairperson: Brian Wright Motioned for John Walker

Proposed: Wright

Second: Howard

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

Motion to Elect Vice Chairperson: Brian Wright Motioned for Roseanna Davino

Proposed: Wright

Second: Lowande

In Favor: : Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

Approve Resolution 01-18 – Resolution Appointing Secretary to the Land Use Board

Motion to appoint Susan Boulogne: Wright

Second: Lowande

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

Approve Resolution #02-18 – Resolution Appointing Attorney to the Land Use Board

Motion to appoint Mike Balint - Lowande

Second: Howard

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

Approve Resolution #03-18 – Resolution Appointing Engineer to the Land Use Board

Motion: Howard

Second: Wright

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

Approve Resolution #04-18 – Resolution Designating Official Newspapers of the Land Use Board

Motion: Wright

Second: Maccaro

In Favor: Durando,Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Approve Resolution #05-18 - Resolution Setting Meeting Dates for 2018 Land Use Board

Motion: Maccaro

Second: Wright

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Approve Resolution #06-18 – Naresh Patel: Subdivision

Motion: Wright

Second: Lowande

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Approval of Minutes December 14, 2017:

Motion: Wright

Second: Kozar

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Approval of Executive Session Minutes November 9, 2017:

Motion: Wright

Second: Maccaro

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

****The members of the Land Use Board along with Attorney Michael Balint reviewed plans for the new playground at the JKF Elementary School located on Front Street.**

PUBLIC HEARING:

SSHJ, LLC, Block 31, Lot 4:

Otto Kostbar, Attorney for Jay Patel (SSHJ,LLC) spoke on his behalf. Mr. Patel is looking to put a Residential/Commercial building on the above mentioned property. He is seeking a Variance for the required number of parking spots as well as design wavers for the driveways. The commercial building will be 2 retail stores. The apartments above the stores will consist of 1 – 2 bedroom and 2-1 bedroom. Mr. Patel had his Architect, Planner and Engineer all speak and

show the plans for what he is proposing. The building will have a basement, storage/ utility room, illuminated sign and a separate area in the back of the building for trash.

Members of the land Use Board were did not like the idea of an entrance on Augusta Street. They feel this is a safety issue being so close to the Middle School and the fact that Jamesburg is a walking district. They asked for that driveway to be removed from the plans. With removing the 2nd driveway they may have to move the other driveway located on East Railroad Ave. over. This will require approval from Middlesex County.

Mr. Balint has concerns over the drainage issue on the property. According to Mr. LeCompte this could be very costly to fix.

Motion to Open Public Comment:

Motion: Wright

Second: Howard

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

Motion to Close Public Comment:

Motion: Wright

Second: Lowande

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

Motion to Approve Mixed Use Variance Commercial/Residential:

Motion: Kozar

Second: Howard

In Favor: Durando, Howard, Kozar, Maccaro, Walker, Boulogne

Abstain: Lowande, Rutsky

Denied: Wright

Musa & Charito Macapodi: Block 28, Lot 6:

Mr. Macapodi was represented by Mr. Bach. There were questions on the use of the above mentioned building. The building will be used as a Law Office on the 1st floor and a Doctor's office on the 2nd floor. Looking at a Psychiatrist occupying the 2nd floor, this could change. Any changes madet o the occupancy must go to the Zoning Officer. He is able to permit the change without having to go before the Land Use Board.

Motion to Open Public Comment:

Motion: Wright

Second: Howard

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

Carl Archer – Mr. Archer is the potential buyer of this property. HE did have a concern over the fact that the upstairs tenant would not be in a long term lease and the 2nd floor use could change. He wants to make sure this wouldn't be an issue.

Motion to Close Public Comment:

Motion: Howard

Second: Lowande

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

Motion to Approve:

Motion: Maccaro

Second: Lowande

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

Life Storage: Block 71.01, Lot 9.01 & 10.01:

Due to time restriction the public hearing for Life Storage will be carried over to the February 8th meeting and will be the first hearing. Walter Toto, the Attorney for Life Storage is ok with the hearing be carried over until February 8, 2018.

SalVal Enterprises, LLC: Block 16, Lot 4.02:

Due to time restriction the public hearing for SalVal Enterprises, LLC will be carried over to the February 8th meeting and will be the 2nd hearing.

Motion To Adjourn:

Motion: Wright

Second: Howard

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