

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
November 8, 2018**

Chairman John Walker called the meeting to order at 7:05 pm 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:

Niki Durando  
Joseph Howard  
Mayor Lowande  
Joseph Maccaro  
Coleen Rutsky  
Brian Wright  
Chairman: John Walker

Alt: Shannon Spillane

Absent: Roseanna Davino, Susan Kozar, Alt: Robert Boulogne

**Approval of Minutes October 11, 2018:**

Motion: Howard

Second: Lowande

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

**RESOLUTION #16-18 - VPDG, LLC – 36 Pergola Ave: Block 27, Lot 15.01**

Granting Use Variance and preliminary and final site plan approval with variances for existing conditions and design waivers to permit the conversion of existing dental fabrication business to a waste and recycling office to VPDG, LLC for property known as Block 27, Lot 15.01 on the Tax map of the Borough of Jamesburg.

Motion: Howard

Second: Spillane

In Favor: Durando, Howard, Lowande, Rutsky, Walker, Spillane

Abstain: Maccaro, Wright

**PUBLIC HEARING: John Shay – 126 Buckelew Ave., Block 10, Lot 3**

Mr. Shay is proposing to put a garage on his property. The garage will be used for storage. There will be no plumbing or electric in the building.

Borough attorney Mike Balint and Borough Engineer John LeCompte are recommending Mr. Shay have a new survey done on the property including the impervious area and building location with setbacks. The survey could be approved by Engineer John LeCompte. If Mr. LeCompte does not approve, it will be necessary for Mr. Shay to go before the board for approval.

**Motion to Open Public Comment::** Howard

Second: Spillane

**Motion to Close Public Comment:** Howard

Second: Lowande

**Motion to Approve with Conditions: (New topographic survey)**

Motion: Howard

Second: Wright

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

**PUBLIC HEARING: JP of All Trades, 98 William Street: Block 11, Lot 7.01**

Walter Toto Attorney for JP of All Trades is seeking Use Variance relief. His client is looking to use the existing building for storage of personal vehicles. The building was previously used for motorcycle and car repair.

John Poco – Old Bridge, NJ – Mr. Poco is owner of JP of All Trades. There will not be a business run out of the building. No mechanics or selling vehicles will be done. All the vehicles being stored on the property will be stored inside the building, all are registered and insured. Currently there are a total of 6 cars to be stored. There could be an occasional oil change or washing of the vehicles on the property. A security system with cameras will be installed. No new lighting to be added to the outside of the building No employees, very little trash, and 1 lift may be added.

James Higgins - Planner - The applicant is to park cars in the garage. There will be no industrial activity or vehicles parked outside.

Several Board members had concerns about the outside of the building being updated. Mr. Poco agreed to replace the garage doors, paint or install vinyl siding on the building fix the blacktop and add landscaping if necessary.

**Motion to Open Public Comment::** Wright

Second: Howard

**Motion to Close Public Comment:** Maccaro

Second: Howard

**Motion To Approve With Conditions (No outdoor storage, No sale, repair front of building):** Wright

Second: Howard

**Public Hearing: 54-56 Lincoln Ave: Block 59, Lots 1.02, 3 and 6:**

Walter Toto, Attorney for the above-mentioned property requested the hearing be carried over until December. He will be applying for a Use Variance. New paperwork will be submitted and he will re-notice the meeting.

**Public Hearing: Leonard Abatangelo: 8 East Church Street: Block 29. Lot 18:**

Otto Kostbar, Attorney for the above-mentioned property requested the hearing to be carried over until the December meeting due to the fact we did not have a full voting quorum.

**Open Executive Session: Pending Litigation**

Motion: Maccaro

Second: Rutsky

**Close Executive Session:**

Motion: Maccaro

Second: Howard

**Motion To Adjourn:**

Motion: Howard

Second: Lowande

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