

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
September 6, 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  
Susan Kozar  
Joseph Howard  
Mayor Lowande  
Joseph Maccaro  
Coleen Rutsky  
Brian Wright  
Chairman: John Walker

Alt: Robert Boulogne

Alt: Shannon Spillane

Absent: Roseanna Davino

**Approval of Minutes August 9, 2018:**

Motion: Maccaro

Second: Wright

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

**RESOLUTION #14-18 – ALLA KRUTYANSKY: BLOCK 37, LOT 3.01**

Approval of Resolution #14-18 granting preliminary and final site plan approval to permit the conversion of an existing retail store to a Mental Health Clinic and Professional Office to Alla Krutysnsky.

Motion: Howard

Second: Maccaro

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

**RESOLUTION #15-18 – LIFE STORAGE, BLOCK 7, LOTS 9.01 & 10.1**

Approval of Resolution #15-18 denying preliminary and final site plan approval for the proposed expansion of an existing self-storage facility and rental of box trucks.

Motion: Wright

Second: Maccaro

In Favor: Kozar, Maccaro, Wright

### **Discussions with the Land Use Board:**

The Board had a discussion and gave their input on Resolution #11-18 that was introduced at the Council Meeting on August 15, 2018. Several Board Members were good with what the Ordinance said. Others had some concerns, 1 was whether or not it covers both synthetic and organic marijuana. It was also discussed that the more towns that pass ordinances the better. The Land Use Board is in favor of passing this Ordinance. Thank you to the Governing Body for moving forward with this.

The Board had a discussion regarding an alley way that is off of Franklin Street. One way to enter this alley is through the parking lot at the GMB Middle School. The Board of Ed has put up ballasts to block off entering the alley from their parking lot and added two additional parking spots. There was discussion on whether or not fire trucks could enter in case of a fire. It was determined the trucks do not need to access that alley.

Whenever a right of way in the Borough is to be blocked it needs to have the consent of the Governing Body. The Board of Ed did not discuss this with them before moving forward,

One major concern is the storm sewer that is at the end of the alley. If the other 2 entrances to the alley are too narrow for the DPW to get machinery in they would have to access through the entrance in the parking lot. With the ballasts that have been installed, there is no way to get the proper machines to the storm sewer in case of an emergency.

The Land Use Board feels the Board of Ed did not get permission to move forward with the project.

There were no members of the public in the audience to open public comment.

### **Motion To Adjourn:**

Motion: Howard

Second: Spillane

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