

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
January 10, 2008**

The Chairman 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:	Patrick Connelly	John Walker
	Roseanna Davino	Brian Wright
	Susan Kozar	Wolfgang Zehe
	Mayor LaMantia	Alt. I: Chris Perdoni
	John Longo	Atty: Michael Balint
	Gale Thomas	Engineer: Jeff Staiger

Motion to Elect 2008 Chairperson:

Mayor Longo nominated Patrick Connelly

Second: Zehe

In Favor: Davino, Kozar, LaMantia, Longo, Thomas, Walker, Wright, Zehe, Perdoni, Connelly

Motion to Elect 2008 Vice Chairperson:

Brian Wright nominated John Walker

Second: Zehe

In Favor: Davino, Kozar, LaMantia, Longo, Thomas, Walker, Wright, Zehe, Perdoni, Connelly

Resolution#01-08 – Appointing Secretary to the Land Use Board Approved

Resolution#02-08 – Appointing Attorney to the Land Use Board Approved

Resolution#03-08 – Appointing Engineer to the Land Use Board Approved

Resolution#04-08 – Designating Official Newspapers Approved

Resolution#05-08 – Setting Meeting Dates for 2008 Approved

Approval of minutes November 8, 2007

Motion: Wright

Second: Walker

All in Favor

Resolution #14-07 – Granting amended preliminary and final site plan approval for property known as Block 70, Lot 7.02 on the Tax Map of the Borough of Jamesburg to Commerce Bank.

Motion: Walker

Second: LaMantia

In Favor: LaMantia, Longo, Walker, Davino, Connelly

PUBLIC HEARING

Little Footprints Preschool, LLC – The applicant was on vacation. The application will be heard at the February 14, 2008 meeting. The attorney for the applicant will grant an extension of time and also re-notice residents within 200ft.

Discussion

Mayor LaMantia had written a letter to the Board asking them to consider a zoning change for the length of West Railroad Ave. from Church Street to Hillside Ave. to allow for retail businesses. The Board agreed that this is a needed change. Jeff Staiger explained that the easiest way to change a zone would just be to change it on the Zoning Map. Everyone agreed that the Neighborhood Commercial (NC) zone would fit best in this area. The Board also agreed to extend the zone all the way to the Jamesburg Hardware Store at the intersection of West Railroad Ave. and Gatzmer Ave. Mike Balint explained the process; the Board would adopt a Resolution amending the zoning and it would be presented to Council with the revised map, where they would adopt an Ordinance.

Motion to amend zoning for West Railroad Ave. from Church St. to the corner of Gatzmer Ave. and West Railroad Ave. to a Neighborhood Commercial zone:

Wright

Second: Longo

In Favor: Davino, Kozar, LaMantia, Longo, Thomas, Walker, Wright, Zehe, Perdoni, Connelly

Motion to Adjourn: Longo

Second: Kozar

All in Favor