

**BOROUGH OF JAMESBURG  
LAND USE BOARD – VIRTUAL MEETING  
MINUTES  
February 11, 2021**

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:           Roseanna Davino  
                                  Joseph Howard  
                                  Susan Kozar  
                                  Mayor Lowande  
                                  Joseph Maccaro – Arrived Late  
                                  Shannon Spillane  
                                  John Walker  
                                  Brian Wright

                                  Alt: Robert Boulogne  
                                  Alt: Patrick Connelly

Absent: Peter Shaughnessy

**Approval of Minutes January 14, 2021:**

Motion: Lowande

Second: Wright

In Favor: Davino, Howard, Kozar, Lowande, Spillane, Wright, Walker

**RESOLUTION #06-21 – Razor House Barbershop:**

Denying a reversal on appeal by Stephanie Santostefano of a denial of a Zoning permit by the Zoning Officer to permit a 20.3346 square foot window sign for a business known as Razor House Barbershop on property known as Block 38, Lot 8 on the Tax Map of the Borough of Jamesburg.

Motion: Spillane

Second: Davino

Roll Call: Davino, Howard, Kozar, Spillane, Wright, Walker

**PUBLIC HEARING: Melvin Canas – 40 Davison Avenue: Block 47.01, Lot 7:**

Mr. Canas represented himself. He does not have a back yard. His property is on a corner. He has 2 side yards, one of which he has an above ground pool. Mr. Canas installed the shed on the side yard of his home without getting permits. Zoning Officer Bill Maresca sent Mr. Canas a letter letting him know that Zoning approval and possible construction permits are needed.

During the hearing a few additional items came up regarding variances that he would need to get. He had permit in 2007 for a 4ft vinyl fence in front yard setback, then a 2<sup>nd</sup> permit in 2013 for a pool and a 6ft vinyl fence. These permits were never closed out. According to his survey, he needs approval for front yard setback, fence, pool and size of fence. If he doesn't get Planning Board approval, he could have issues when he goes to sell the house. Mr. Canas explained he was not aware the permits were still open. The inspectors came out and gave final approval so he assumed the permits were closed.

Board Engineer John LeCompte went through his compliance letter. The survey needs to have distance from property line and the distance from the pool and fence. It was discussed that Mr. Canas did not need to have a permit to install the shed since it is under 100 sq. ft. A new survey is required to be submitted within 10 days.

**Motion to Open Public Comment:**

Motion: Wright

Second: Connelly

In Favor: All

No one from the public wished to speak.

**Motion to Close Public Comment:**

Motion: Maccaro

Second: Wright

In Favor: All

**Motion to Approve Amended Shed Application:**

Motion: Spillane

Second: Maccaro

Roll Call: Davino, Howard, Kozar, Maccaro, Spillane, Wright, Walker

**Motion for Pre-Existing Conditions (fence/pool) Revised Survey Within 10 Days:**

Motion: Davino

Second: Kozar

Roll Call: Davino, Howard, Kozar, Maccaro, Spillane, Wright, Walker

**Discussion Item: Ordinance #06-21:**

Mayor Marlene Lowande explained the State requires us to make sure we are in alignment from building with storm water and to also adopt a Storm Water Management Ordinance.

Board Member Connelly discussed as of March 2<sup>nd</sup> storm water is being changed. A surface basin will now be required, they are doing away with the mechanical filtration device. Anything that was submitted before the Ordinance was passes will be granted.

**Motion To Adjourn:**

Motion: Wright

Second: Maccaro

In Favor: All