

**BOROUGH OF JAMESBURG
LAND USE BOARD VIRTUAL ZOOM MEETING
MINUTES
June 11, 2020**

Chairman John Walker called the meeting to order at 7:01 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	Shannon Spillane
Joseph Howard	John Walker
Susan Kozar	Brian Wright
Mayor Lowande	Alt: Robert Boulogne
	Alt: Patrick Connelly
Joseph Maccaro	
Peter Shaughnessy	

Approval of Minutes May 14, 2020:

Motion: Spillane

Second: Davino

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

RESOLUTION #08-20 – Jamesburg Fuel

Resolution granting an extension of time to perform Resolution Compliance to Jamesburg Fuel, LLC for property known as Block 73.04, Lot 28 on the tax map of the Borough of Jamesburg

Motion: Wright

Second: Davino

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

- Attorney Mike Balint explained a letter was sent to him giving an updates on the 1st month, along with several documents. He will send electronically to Board members.

PUBLIC HEARING - 2 Lincoln Realty, LLC: Block 56, Lot 1

Walter Toto Attorney for 2 Lincoln Realty explained the applicant has submitted revised plans. This hearing was carried over from the May 14, 2020 meeting. The applicant has reduced the overall units from 4 to 3. There will be 2 apartments on the 2nd floor and 1 office on the 1st floor. Parking and drainage will be discussed. Lot 2 has been removed from the plans.

Mark Vaysberg manager of 2 Lincoln Realty purchased the property in November 2019. At the time the 1st floor was a bar and the 2nd floor were 1 occupied apartment and 1 unoccupied apartment. The basement is for utilities and storage. The residents will not have access to the basement.

Lot 2 was taken off of the application. Part of the building will be demolished. A management company or professional office will be on the 1st floor with 4 allocated parking spaces. Maximum amount of people in the building at one time would be 4. There will be a private garbage company picking up 2x per week.

Dan Doran Engineer explained the internal renovations of the building. Part of the basement will be taken out to add a garage. The garage will be an additional parking spot designated to one of the residents. There will be 2 other parking spots for the other apartment. The existing bilco door will be removed to add new stairs internally from the parking lot to the basement. The 1st floor will be a single office. The kitchen, bar area and eternal sheds will be removed. The back staircase would bring you to the upstairs apartments. The apartments would consist of 2 units each 1 bedroom. The exterior of the building would be renovated. The 2 smaller windows in the front would be replaced with larger ones. Stucco added to the outside, door will be replaced, fencing and glass block by door removed. The white siding will stay. There will be a new walkway from the parking lot. A handicapped lift will be installed. Trash enclosure to be installed with vinyl fencing. Three air-conditioning units will be installed and screened by landscaping. Basement is strictly for the property manager to access and for storage. There will be access to the property by means of a 2-way driveway off Lincoln Ave. The parking area will be paved and curbed. There will be 8 parking spots and 1 handicap spot with a loading area for the handicap lift. Lighting and landscaping were also discussed as well as signage and the walkways.

Several Board members had questions for Mr. Doran regarding the apartments on the 2nd floor. There were also several concerns on the layout parking spots. Some felt they were too tight to accommodate the handicap parking. He answered all of their concerns. One way to solve the parking issues is to move the AC condenser units to the roof. Included with moving the units to the roof they should be screened in. There was also talk about the Zone area as discussed in the Master Plan. It was determined all goals and objectives of the Master plan have been met.

Grating/Drainage:

Currently the drainage is running off of lot 1 & 2, There is a high spot which causes the water to run to the back corner of lot 2. Curbing along the parking area would eliminate the flow to lot 2. Impervious coverage was decreased which will allow for improved drainage Water will drain onto Lincoln Ave.

Dan Doran met with resident John Miller regarding the drainage onto his property which is lot 3. The flow of water going onto his property will be reduced. Mr. Miller has a grate on lot 2 piped to his property to allow the flow of water to continue away from his property, he also added a dry well.

Design Waivers:

- Buffer – parking area and property line. 10 ft. required it is now at 4 ft. We are looking to keep the 4 ft and add landscaping.
- The northerly part of the property has a reduced area of 3.5 ft. we will add landscaping to buffer

Bulk Variances:

- 2 Front yard setbacks – Zoning requires 15 ft. Lincoln Avenue is 2.6 ft. and Gatzmer Ave. is 3.6 ft.
- Impervious coverage – Existing is 96% will reduce to 85%. The Ordinance is 80%

Motion to Open Public Comment:

Motion: Wright

Second: Spillane

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

John Miller – 247 Gatzmer Avenue: Mr. Miller met with Mr. Doran on his property. He also disputed that the plans were submitted electronically on May 28th, but not delivered to Borough Hall until June 4th. The plans were also submitted before Mr. Miller met with Mr. Doran. The concerns Mr. Miller addressed at the May meeting were not considered. Mr. Miller has requested a retaining wall be put in between his property and lot 2. If the grating isn't changed on lot 2 he will get significant run off onto his property. My eliminating lot 2 from the plans and lot 2 was sold the issues with the drainage will then be on Mr. Miller.

In regards to the plans being submitted on June 4th, it did not allow the 10 days which is required before the meeting. Walter toto explained the 10 days does not apply to continuances. Several Board members had issues with the fact that Mr. Doran met with Mr. Miller after the plans were already submitted. Borough Engineer John LeCompte discussed instead of including lot 2 to work out the drainage

issues it was eliminated from the application. Mr. Toto would like to work with Mr. Miller, but adding a retaining wall is costly and not feasible. Mr. Miller explained for the last 30 years water continues to be pushed onto neighboring properties. Over the year's pools have been put in, fences have gone up all of which changes how the water gets pushed. If a concrete divider is put up between lots 2 & 3 the water would then be forced to run onto Lincoln Ave. While work is being done on the property is the time to make this change. Mr. Miller showed Mr. Doran a video of the water that was running on his property after a significant rainfall. Mr. Doran feels installing a dry well in the Northeast corner of lot 2 this would help eliminate the water from running onto lot 3. This is a less expensive alternative to the retaining wall. Mr. Vaysberg manager of lots 1 & 2 would agree to this if the board feels it is a fair request. Mr. LeCompte feels the dry well would reduce the runoff onto lot 3 and feels this is a reasonable step. Mr. Miller agreed the dry well would make a difference. He would also like to delay the process until we are able to have an in-person meeting. Attorney Mike Balint feels we have spent enough time on this matter and it is time to move on. Board Chair John Walker agreed it is time to move on.

Ashley McMaster – 6 Lincoln Avenue:

Ms. McMaster was pleased to hear the parking issue has been resolved.

Motion to Close Public Comment:

Motion: Howard

Second: Spillane

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

Motion to Approve with Conditions:

Motion: Howard

Second: Spillane

In Favor: Davino, Howard, Kozar, Maccaro, Spillane, Walker

Not in Favor: Wright

Abstain: Lowande, Shaughnessy

Conditions:

- Drywell installed on Northeast corner of lot 2 to alleviate drainage
- Poll mounted light on east side to be shielded
- Vegetation and fence remove and replaced
- Applicant to improve walkway on front of building and remove grass
- Landscaping on back of lot
- Water run off to Lincoln Ave.
- Stairway to attic will be relocated to hallway and locked
- Maximum occupancy per apartment will be 2 persons
- Entrance to basement in the right rear of the building – bilco doors eliminated

- Code requirements for safety in basement
- ADA parking to be relocated
- AC units moved to roof of building and screened
- Trash enclosure relocated
- Parking spot 8 to be relocated

Motion To Adjourn:

Motion: Wright

Second: Maccaro

In Favor: All