

**BOROUGH OF JAMESBURG
LAND USE BOARD – VIRTUAL MEETING
MINUTES
June 10, 2021**

Chairman John Walker called the meeting to order at 7:03 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
 Shannon Spillane
 Brian Wright
 John Walker

Alt: Robert Boulogne

Absent: Peter Shaughnessy, Alt: Patrick Connelly

Approval of Minutes May 13, 2021:

Motion: Kozar

Second: Howard

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

Abstain: Maccaro

RESOLUTION #10-21 – Catherine Catacora – 158 Buckelew Ave. Block 12, Lot 10

Granting Variances for existing conditions and for side yard setback to allow an open deck in the rear yard of property owned by Catherine Catacora for the property known as Block 12, Lot 10 on the Tax Map of the Borough of Jamesburg

Motion: Wright

Second: Spillane

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

Abstain: Davino, Lowande, Maccaro

RESOLUTION #11-21 – 19 Vine Street, Block 33, Lot 2

Denying a Use Variance with Bulk Variances to permit the conversion of a single-family residence to a two-family house as proposed by 19 Vine Street, LLC on property known as Block 33, Lot 2

Motion: Wright

Second: Kozar

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

Abstain: Davino, Lowande, Maccaro

PUBLIC HEARING – Niki Durando – 113 McKnight Ave. – Block 51, Lot 5.01

The applicant is requesting a Bulk Variance to construct a 16ft x 24ft single story detached garage and a 10ft x 12ft inground pool in the rear yard. The applicant is proposing to remove an existing shed.

- Board Member Joseph Maccaro asked to step back from the hearing. He has an open contract with the applicant's construction company.

The applicant is Niki Durando, his brother Adam Durando spoke on his behalf. He is looking to get 3 Variances. Borough Engineer John LeCompte went through the compliance review letter. He discussed square footage of property, rear and side yard setbacks, building and impervious coverage. He will be removing an old shed from the property and adding a garage and pool.

The garage would have to be accessed from McKnight Avenue. The plan is to install a driveway made from eco rocks or gravel. This material allows water to flow through. It can be driven on. Once grass seed is planted and grows it doesn't even look like a driveway is there. A curb cut out would have to be out in, this would lose 1 street parking space. The garage would be used for storage only and would not be accessed every day. Board Attorney Mike Balint asked about driveway setback. Engineer John LeCompte would grant Variance for 0 setback. The alleyway behind the property cannot be used as access.

Mr. Durando was denied a paved driveway in the same location in 2007.

Mr. Durando explained the denial was due to issues from the neighbor. The neighbor did not want trucks to be parked there. The proposed driveway will not look like a driveway and no vehicles will be parked there. It will be used for access only to the garage. The material being used allows it to be used as a driveway, but not look like one.

Board member Wright suggested moving the garage to the center of the yard and turn the pool the other way. This wouldn't require as many setbacks. Mr. Durando does not want to do this since it would use up all of his yard space.

Board members Kozar and Spillane like what they are proposing. The driveway will look invisible, doesn't look like a driveway.

Board Attorney Mike Balint would like a condition saying no overnight vehicle parking. Not to be used as an everyday driveway. In case if a snowstorm it would be ok to use to keep vehicle off the street.

Motion to Open Public Comment:

Motion: Howard
Second: Davino
In Favor: All

No one from the public wished to speak.

Motion to Close Public Comment:

Motion: Howard
Second: Davino
In Favor:

Motion to Approve with Conditions:

Motion: Davino
Second: Kozar
In Favor: Davino, Howard, Kozar, Spillane, Walker, Boulogne
Deny: Wright
Abstain: Lowande

Conditions:

- Amend application for driveway setback
- Curb cut out prior to installation
- No overnight parking of vehicles (except if a snow storm)
- Provide missing information with lot and impervious coverage

PUBLIC HEARING – Amanda Callahan – 19 Ridgeview Road – Block 73.05, Lot 27

Amanda and Justin Callahan are looking to install a 6ft vinyl privacy fence. They would like a safe place for their children to play. The property is located at the corner of Hilltop Court and Ridgeview Road. It is required to have the fence installed 25 ft off the property line. They are requesting to have it 10 ft off the property line. The fence would not be within the site triangle.

Board Engineer John LeCompte explained 25 ft off the property line is required, the applicant is requesting 10ft. The fence would not be in the site triangle. They would like to have a 6ft fence installed across the front of the property, only 4ft, 50% open is allowed. There is currently no existing fence on the property. There are currently 5 existing non conformities: size, depth, front, side and rear yard. There is a metal shed on the property that is non-conforming. The applicant agreed to move the shed. The pre-existing non-conforming are as follows: lot area, lot depth, front yard depth – (Ridgeview Rd), side depth (Hilltop Court), yard setback, side yard shed to be moved.

Board Attorney Mike Balint asked about moving the fence to the side of the house. The applicant feels she would lose too much space by doing that.

Zoning Officer Bill Maresca explained only 4ft, 50% open is allowed in a front yard.

Motion to Open Public Comment:

Motion: Howard

Second: Wright

In Favor: All

No one from the public wished to speak.

Motion to Close Public Comment:

Motion: Howard

Second: Wright

In Favor:

Motion to Approve with Variance Relief and Shed to be Moved:

Motion: Maccaro

Second: Wright

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

Abstain: Lowande

Board Attorney Mike Balint briefly discussed the sign Ordinance. He will be sending a memo to Mayor Lowande and Bill Maresca for review.

Mayor Lowande discussed changing the Ordinance to include outdoor dining. She asked the Board their opinion. All Board members agree that it is a good idea.

Motion To Adjourn:

Motion: Wright

Second: Davino

In Favor: All

