

**BOROUGH OF JAMESBURG  
LAND USE BOARD VIRTUAL ZOOM MEETING  
MINUTES  
May 14, 2020**

Chairman John Walker called the meeting to order at 7:09 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
Joseph Maccaro	
Peter Shaughnessy	

Absent: Alt: Patrick Connelly

**Approval of Minutes March 12, 2020:**

Motion: Spillane

Second: Davino

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

**EXTENSION: JAMESBURG FUEL**

John Sardo Attorney for Jamesburg Fuel is ready to submit revised plans within the next week. He is requesting a 2-month extension for the work to be completed.

Land Use Board Attorney Michael Balint agreed a 2-month extension is reasonable.

**Motion to Approve Two Month Extension:**

Motion: Wright

Second: Davino

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

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

Walter Toto Attorney for 2 Lincoln Realty is seeking preliminary and final site plan, use and bulk variance relief and design relief for parking.

Dan Doran Engineer explained the 1<sup>st</sup> floor would be 2 professional offices with an entrance on Gatzmer and Lincoln Avenues. New stairs would be installed on the back-left corner of the building. A 2<sup>nd</sup> entrance and exit for the offices would be added. The back staircase would bring you to the upstairs apartments. The apartments would consist of 2 units each 1 bedroom. The 1<sup>st</sup> floor offices would not be for medical use. One office would be a Property and Management Office with 2 employees. The 2<sup>nd</sup> office would also be 2 employees and will be open the hours of 9am-6pm Monday-Friday.

The existing building is a 2-story brick framed building with a 6ft wood stockade fence. There will be an entrance only on Gatzmer Avenue with an exit onto Lincoln Ave. which will be a "right turn only."

There will be 1 handicap parking spot. The existing fence would be replaced with a 6ft white vinyl fence. The trash dumpsters would be fenced in. The existing house located on lot 2 will be allowed 3 parking spaces. The offices would require 5 parking spots and the apartment would require 4 parking spots. There will be 2 wall mounted signs that are wood and would be externally lit. New condensing units for air conditioning would be installed. The lighting in the driveways and parking areas will be LED lighting.

### Design Waivers:

- Buffer – parking area and property line. 10 ft. required it is now at 4 ft. We are looking to increase to 7 ft.
- Lot 1 & Lot 2 - Driveway to East side, no buffer
- Trash enclosure - Both fence and wall to have landscaping (no landscaping on the North side to allow room to back out of parking spaces)
- Ordinance requires driveway to be 50ft. – we have 35ft.
- Light intensity between lots 1 & 2

### Bulk Variances:

- Front yard set back
- Impervious coverage – Ordinance says 80% we would reduce from 96% to 90%

### Parking:

Required amount of parking spots is 9, we have room for 6 spots. Customers can use the parking on the Southside of Lincoln Ave by Veterans park which is within 100 ft. of the entrance of the building. A Board member voiced his opinion that the street would be too dangerous to cross. Mayor Marlene Lowande explained that area is a no parking zone (the county hasn't put the signs up yet). Board Member Wight suggested having 1 apartment instead of 2. Attorney Walter Toto said they would eliminate 1 office if need be.

Attorney Walter Toto agreed to revisit the parking issues.

Mark Vaysberg owner of 2 Lincoln Realty purchased the property in November 2019. At the time the 1<sup>st</sup> floor was a bar and the 2<sup>nd</sup> floor were 1 occupied apartment and 1 unoccupied apartment.

John LeCompte – Land Use Board Engineer: Mr. LeCompte questioned the entrance on Gatzmer Ave. as well as the trash enclosure are located on Lot 2, which is not on the application. The Board would need to see plans for those.

Bill Maresca – Zoning Officer: Mr. Maresca spoke to the Tax Assessor regarding the assessment of the property. The property is assessed as a single bar with a 1-bedroom apartment upstairs with 1 kitchen.

An easement will run with the property. There are 2 separate lots which could be sold separately. The owner has an agreement with a towing company who will supply them with signs for the designated parking spots. Chairman John Walker suggested removing the trash enclosure to add an extra spot or 2. A new layout would be required.

Drainage:

Lot 1 would drain toward Lincoln Ave and the drainage from Lot 2 would not change. They can tie into the storm water on Lincoln and Gatzmer Aves. Reducing the size of the building would reduce the drainage. Borough Engineer John LeCompte suggested having a topographic survey done of the property. Lots 1 & 2 would be paved and the drainage will drain toward Gatzmer Ave. away from Lot 3. (Lot 3 is located behind Lot 2)

**Motion to Open Public Comment:**

Motion: Wright

Second: Shaughnessy

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

John Miller – 247 Gatzmer Avenue: Mr. Miller is concerned about the drainage. His property is located behind Lot 2 and 75-80% drains onto his property. He is requesting they up a retaining wall up between Lots 2 & 3. The drainage should be going toward Lincoln Ave. Dan Doran proposed the drainage would flow away from Lot 3. John Miller explained that drainage has always been an issue and drains directly onto his property. Dan Doran agreed to visit Mr. Millers property to look at the issue.

Ashley McMaster – 6 Lincoln Avenue:

Ms. McMaster is speaking on behalf of 8 & 10 Lincoln Avenue as well. She is concerned with the parking in front of their houses. Parking is an issue in that area. They park in the street since it is by a busy intersection so that their children can play in the driveway. She also has a concern about the lighting. She has small children and

the bedrooms face the direction of the property. Can they be turned off at a certain time? Dan Doran explained some of the lights can dim at night and the remaining can turn off at a certain time. Ms. McMaster would like to be notified when the fence will be getting replaced since she has a dog that goes outside.

**Motion to Close Public Comment:**

Motion: Maccaro

Second: Kozar

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

Board Attorney Mike Balint explained the applicant does not have enough for a testimony. The applicant's Attorney, Walter toto agreed there would be no planning testimony tonight. A new layout for trash enclosure, a topographic survey of the property and revised plans for fence to run through Lot 2 should all be available for the next meeting.

**Motion to Carry to June 11, 2020:**

Motion: Howard

Second: Kozar

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

- Board Attorney Michael Balint explained no further notice is necessary and there will be revised plans for the June 11<sup>th</sup> meeting.

**Motion To Adjourn:**

Motion: Wright

Second: Boulogne

In Favor: All