

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
July 11, 2019**

Attorney Michael Balint called the meeting to order at 7:06 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: Rosanna Davino
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Joseph Maccaro – Arrived 7:20pm
 Samantha Rampacek
 Brian Wright
 Chairman John Walker

Alt: Robert Boulogne

Absent: Niki Durando, Shannon Spillane

Approval of Minutes: June 13, 2019

Motion: Davino

Second: Howard

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

PUBLIC HEARING: Roxanne Aloisio: 3 Fernwood Lane, Block 47.08, Lot 3

The owner of the property, Roxanne Aloisio is requesting a Bulk variance to construct a 12 x 13.66ft garage addition to existing dwelling. The addition will be used for a workshop. Mrs. Aloisio will also be putting a new roof and siding on the house. Borough Attorney Mike Balint asked Borough Engineer John LeCompte about any potential drainage problems with the addition. Mr. LeCompte does not foresee any issues.

Motion to Open Public Comment:

Motion: Wright

Second: Howard

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

No one from the public wished to speak.

Motion to Close Public Comment:

Motion: Wright

Second: Howard

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

Motion to Approve:

Motion: Howard

Second: Davino

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

PUBLIC HEARING – Life Storage: 268 Gatzmer Ave, Block 71.01, Lots 9.01 &10.01

Walter Toto, Attorney for Life Storage explained they were granted a Use Variance in March 2018. The site plan from August 2018 was denied. We would like to solve this matter to avoid litigation. Life Storage has changed the facade of the building, changed the set back to 45 ft from the roadway, raised the building by approximately 5ft. Originally there were to be 206 units they are looking at around 214 units.

Paul Szmaida, Engineer spoke about redesigning the drainage, the lighting, windows and elevation on the West side of the building.

Borough Engineer, John LeCompte will be meeting with the applicant to discuss the area of drainage and landscaping between the building and the road.

Motion to Open Public Comment:

Motion: Howard

Second: Wright

In Favor: Davino, Howard, Kozar, Lowande,Maccaro, Rampacek,Walker, Wright, Boulogne

Motion to Close Public Comment:

Motion: Davino

Second: Howard

In Favor: Davino, Howard, Kozar, Lowande,Maccaro, Rampacek,Walker, Wright, Boulogne

Motion to approve (4 issues to be addressed):

Motion: Maccaro

Second: Howard

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

PUBLIC HEARING – Naif Tiryaki – 54-56 Lincoln Ave. Block 59, Lots 1.02, 3 & 6:

Walter Toto, Attorney for Naif Tiryaki. Mr. Tiryaki is the owner of Smart Lincoln LLC. Smart Lincoln is requesting site plan approval and Use Variance for a used car dealer, auto mechanic, auto body shop and an on line auto parts sales. Mr. Toto spoke on

behalf of Mr. Tiryaki. It has been determined there are several different businesses on at the property that do not have approvals to be there. Tow trucks have been seen going in and out at late hours of the night. Another concern is there are vehicles parked inside the building which is unsafe due to an apartment on the top floor of the building where an elderly handicapped person lives. After approximately 40 minutes of discussing with Mr. Toto, Mr. Tiryaki and the board it was determined the board would go into an executive session before moving forward.

Motion to Open Executive Session:

Motion: Howard

Second: Wright

In Favor: Davino, Howard, Kozar, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne

Motion to Close Executive Session:

Motion: Howard

Second: Maccaro

In Favor: : Davino, Howard, Kozar, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne

Motion to Open Public Comment:

Motion: Howard

Second: Maccaro

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

John Walker - Chairman of the Land use Board explained they will need to continue with the new floor plan and any additional information they can get-together on the businesses. This hearing will be carried to the September 5th meeting. No additional notice is required.

Alexander Runtevski- 10 Mindy Lane, Monroe Township:

Mr. Runtevski owns the property next to Smart Lincoln, LLC. Part of the paved lot at Smart Lincoln is encroached onto Mr. Runtevski's property. He also has other issues which he will wait to discuss at the September 5th meeting.

Samantha Rampacek - 57 Lincoln Ave:

Miss. Rampacek has concerns about the number of employees. There always seems to be multiple people working on the property. She hears tools (torque wrenches) on the weekends. The windows on the garage are spray painted so no one can see in. Why is this? There are late night deliveries such as tow trucks going in and box trucks. The dumpster is still in the road.

Motion to Close Public Comment:

Motion: Wright

Second: Maccaro

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

Motion To Adjourn:

Motion: Howard

Second: Kozar

In Favor: All