

**BOROUGH OF JAMESBURG
LAND USE BOARD
AGENDA
MARCH 9, 2017
7:00 P.M.**

Chairman Walker shall call the meeting to order and announce that same is being held pursuant to the Open Public Meetings Act and that all provisions of that Act have been met. Also to be announced, in the event of a fire and pursuant to the N.J. Uniform Fire Code, that the members of the audience are requested to take notice of the exits at the front and rear of the room as well as in the main hallway.

Flag Salute

Roll Call: Robert Boulogne
Rosanna Davino
Niki Durando

Joseph Howard
Susan Kozar
Mayor Lowande
Joseph Maccaro

Coleen Rutsky
Shannon Spillane
John Walker
Brian Wright

Atty: Michael Balint
Eng: John LeCompte

Approval of Minutes January 12, 2017

Motion:

Second:

In Favor:

RESOLUTION #07-17 – Granting use variance and waiver of formal site plan approval to permit the use of the first floor of an existing building as a professional office use and the second floor as a residential apartment as requested by ACF Enterprises, LLC for property known as Block 7, Lot 20 on the tax map of the Borough of Jamesburg.

Motion:

Second:

In Favor:

**APPEAL OF VIOLATION, 6 MICHAEL STREET, ALSO KNOWN AS Block 5, Lot 6
(Carried over from January 12, 2017)**

The applicant Frank Tarulli is in violation of a 4ft fence he put up on his property. This appeal was carried over from the November 10, 2016 meeting in order for Attorney Mike Balint to listen to the tape from the August 11, 2016 meeting which approved replacement of Mr. Tarulli's existing fence, not the 4ft decorative fence.

Motion:

Second:

Roll Call:

**APPEAL OF VIOLATION , 68 PERGOLA AVE, ALSO KNOWN AS Block 20, Lot
442.01**

The applicant Chad Asham is in violation of an electronic sign he has installed on his building. The applicant feels the sign possess no risk or obstruction and can only increase his business revenue.

Motion:

Second:

Roll Call:

PUBLIC HEARING: DTMT LLC, Block 28, Lot 2.05 – The owner of the property and applicant is DTMT, LLC. The applicant is represented by Otto J. Kostbar, Esq., with Paul Sionas, R.A., P.P, of Sionas Architecture, P.C. The site is located on the east side of East Railroad Avenue, approximately, 490 ft. north of Pergola Avenue. The .4 acre site is located within the CBD – Central Business District Zone. The site is currently developed consisting of 4,300 sq. ft. – one story building utilized as the “Jamesburg Post Office.” The applicant is proposing to split the building into two uses. The front, 1,295 sf. Portion of the building to be utilized as the “Jamesburg Post Office” and the other 3,022 sf portion of the building to be utilized as a self –service Laundromat.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

Motion to Adjourn:

Second:

All in Favor: