

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
AGENDA  
November 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:

Rosanna Davino  
Niki Durando  
Joseph Howard  
Susan Kozar  
Mayor Lowande  
Joseph Maccaro

Coleen Rutsky  
Brian Wright

Chairman: John Walker

Atty: Michael Balint  
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

**Approval of Minutes October 12, 2017**

Motion:

Second:

In Favor:

**RESOLUTION #11-17:** Granting design waivers for Christine and Daniel Campbell to permit the enlargement of the driveway on property known as Block 76, Lot 2.02 on the tax map of the Borough of Jamesburg

Motion:

Second:

In Favor:

**PUBLIC HEARING: DTMT, LLC 13 East Railroad Ave., Block 28, Lot 2.05**

The owner of the property and applicant is DTMT, LLC. The applicant is represented by Otto J. Kostbar, Esq. The property is located at 13 East Railroad Ave. (Post Office). The Public Hearing for this property was held on March 9, 2017. The applicant has submitted new paving Plans for the parking lot area.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**PUBLIC HEARING: NATESH PATEL, Block 20, Lots 463-468:** The applicant Naresh Patel is proposing to subdivide the above mentioned block and lots into two undersized lots which will require variances. The property is located at the southeast intersection of Duane Street and Cavour Avenue. The lot is in the R75 Residential Zone. At the present time the existing site is vacant. The applicant is proposing to subdivide existing Lots 463 – 468 into two non-conforming lots. The new lots are 7,000 sq. ft. and 8,000 sq. ft. No other improvements are proposed at this time.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**PUBLIC HEARING: QUICK CHEK, Block 44, Lots 1, 1.01, 1.02, 1.03, 2-4:** The applicant Quick Chek is looking for approval from the Land Use Board for an extension of approvals from Resolution #06-16 from January 16, 2016. They do not anticipate starting the building until November or December of 2018.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**PUBLIC HEARING: PRAGRE LLC, 236 Possum Hollow Road: Block 69, Lot 1.02**

The owner of the property is Prague, LLC. The property is located at 236 Possum Hollow Road in the Borough of Jamesburg and is in the R-75 Zone. The property contains .26 acres. The site is presently a professional office for an attorney. Professional offices are not permitted in the R-75 Zone. The applicant is requesting a Use Variance to continue the professional office use to include real estate, accounting, financial management/services, insurance, architects, engineers, legal services/title company, non-medical therapy, counseling and psychological services, non-profit administration offices, interior design/decorator and hair salon. The survey dated May 21, 2004 indicated the existing building as an office. The applicant is not proposing any site improvements.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**Interpretation: John Rhoades: 8 Harrison Street: Block 41, Lot 6**

The applicant John Rhoades would like to have an interpretation of a special circumstance for the property located at 8 Harrison Street. He is looking to have a basement apartment for his daughter.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**Attorney Mike Balint to have a discussion about Multi Family Homes in the Borough of Jamesburg.**

**Motion to Adjourn:**

Second:

All in Favor: