

**BOROUGH OF JAMESBURG
LAND USE BOARD
AGENDA
SEPTEMBER 5, 2019
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:

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

Samantha Rampacek
John Walker
Brian Wright

Atty: Michael Balint
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

Approval of Minutes July 11, 2019:

Motion:

Second:

In Favor:

Approval of Executive Session Minutes July 11, 2019:

Motion:

Second:

In Favor

RESOLUTION #12-19 – Roxanne Aloisio – 3 Fernwood Road

Granting side yard setback variances for existing conditions and submission waivers to permit the erection of a garage addition to Roxanne L. Aloisio for property known as Block 47.08, Lot 2 on the Tax Map of the Borough of Jamesburg.

Motion to approve:

Second:

In Favor:

RESOLUTION #13-19 – Life Storage

Authorizing Settlement of the Litigation Titled “Life Storage, Lp vs. Borough of Jamesburg Combined Land Use Board, Docket No. Mid-L-006389-18”.

Motion to approve:

Second:

In Favor:

Otto Kostbar – Attorney

Mr. Kostbar is requesting extensions for two of his clients: Dr. Ehab Ibrahim (Veterinarian) and Michael Gallina – DTMT – (Post Office).

Motion to approve:

Second:

In Favor:

PUBLIC HEARING – SSHJ, LLC – 61 East Railroad Ave. Block 31, Lot 4:

The owner and applicant of the property is SSHJ, LLC. He is represented by Otto Kostbar. The site is located in the Central Business Zone. He was granted a use variance in February 2018 to allow for a mixed use commercial and residential building. There were several concerns with the design, parking, access driveway, garbage pickup and deliveries. The applicant has revised the plans.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

Motion to approve/deny:

Second:

In Favor:

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

The applicant is requesting a Use Variance for a used car sales business, towing service, auto mechanic, body shop, on line auto parts and a residence on the 2nd floor. He is requesting site plan waivers for all design elements with exemption of lighting.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

Motion to approve/deny:

Second:

In Favor:

Motion to Adjourn:

Second:

All in Favor: