

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**MINUTES  
December 10, 2009**

The Vice Chairman called the meeting to order and announced that 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       Brian Wright  
  Alexander Koganov    Alt. I: George Zelasko  
  John Longo            Alt. II: Jon Kelty  
  John Walker           Atty: Michael Balint  
  Engineer: Jeff Staiger

**Absent:** Connelly, Kozar, LaMantia, Perdoni

**Approval of minutes November 12, 1009**

Motion: Zelasko

Second: Wright

All in Favor

**PUBLIC HEARING**

**American Car Wash – Block 54, Lot 5**

Brian Clark is the applicant. He is applying for a Site Plan approval which was a condition of a Use Variance approval he received in 2004. The letter from the Engineer dated Nov. 19, 2009 was reviewed. Even though Mr. Clark did not ask for any variances or waivers, there are variances that are existing due to the existing nonconforming use. Mr. Clark agreed to ask for these waivers and variances. He also agreed to all suggestions by the Engineer and they would be conditions of approval. There was extensive discussion regarding the signage on the property and the lighting. Jeff Staiger reviewed the parking requirements and suggested that the ADA parking space be moved so as to not be boxed in by another space as is the case now. Mr. Clark agreed to move this space. There was a motion to open to the public but no one in the audience wished to speak.

Motion to approve with conditions: Longo

Second: Wright

In Favor: Davino, Koganov, Longo, Wright, Zelasko, Kelty, Walker

**Discussion**

John Longo stated that meetings were held to discuss the Re-exam of the Master Plan and the 3<sup>rd</sup> draft report was now in the hands of the planner, Anna Wainwright of Remington, Vernick & Vena. He stated that some of the issues that were addressed

included; apartments, restaurants, COAH, and adding living spaces to multi families. Mike Balint would like data included regarding rental units in town. Mr. Longo would like the final draft by the January 14<sup>th</sup> meeting and possibly look for approval in February. Once this is adopted the zoning ordinances will be revised.

**Motion to Adjourn:** Zelasko

Second: Wright

All in Favor