

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**MINUTES  
April 14, 2011**

Chairman Kelty called the meeting to order 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:	Jon Kelty	John Walker
	Alexander Koganov	Brian Wright
	Otto Kostbar	Alt. I: George Zelasko
	Susan Kozar	Alt. II: Joseph Howard
	Mayor LaMantia	Atty: Michael Balint
	Sandy Sussman	Engineer: Jeff Staiger

Absent: Roseanna Davino

**Approval of minutes February 10, 2010**

Motion: Zelasko

Second: Wright

All in Favor

**Resolution #07-11** – Granting a use variance and bulk variances and waivers including waiver of site plan approval to Raymond and Kathleen Hippeli to convert an existing residence to a tea room on property known as Block 45, Lot 15 on the Tax Map of the Borough of Jamesburg.

Motion: Walker

Second: Sussman

Roll Call: Kozar, Sussman, Walker, Kelty

**Resolution #08-11** – Denying a use variance to permit the use of an existing residential building as a sandwich and pizza shop and nail salon as requested by Adolfo Catania for property known as Block 1, Lot 4 on the Tax Map of the Borough of Jamesburg.

Motion: Wright

Second: Zelasko

Roll Call: Kozar, Wright, Zelasko, Howard

**PUBLIC HEARING**

**East Railroad Avenue Holding, LLC – Block 28, Lot 3**

Joseph Deckhut is the attorney for the applicant. John Frycz represented the applicant. Mr. Frycz owned Jonathan's Grille in Jamesburg for 11 years. He is

planning to build a single story restaurant and bar at 21 East Railroad Avenue. The restaurant will be open 7 days a week for lunch and dinner. Mr. Frycz testified there would be approximately 8 employees and that the total seating would be 130.

William Obara is the engineer for the applicant. He stated that revised plans were sent to Jeff Staiger but a review letter was not done. Mr. Obara reviewed the plans and the original review letter and discussed which comments have already been complied with. Presently there is a 3-story building, with 7 apartments on the site. The applicant is proposing to remove that structure and build a one story restaurant. The applicant is asking for waivers for buffering and also for parking.

Roy Quackenbush, the architect for the applicant, explained his plan to construct a one-story Victorian style building. The building will have a basement. The basement will hold the walk-in refrigerator and freezer and also the electrical boxes and HVAC system.

Holly Antisell, the traffic engineer, talked about the parking requirements. The ordinance calls for 1 space for every 4 feet of dining, which equals 71 spaces that are needed and 3 spaces for employees. There will be 19 spaces on site and the rest would be on street parking.

Motion to open to public: LaMantia

Second: Walker

All in favor

Dan Davis- Owner of Fiddleheads Restaurant, Handicapped Parking spaces  
27 East Railroad Ave

Roger Dreyling – Parking, front porch seating  
1700 Perrineville Rd

Patrick Connelly – Master Plan promotes restaurants and walking, all business rely  
38 Half Acre Road on street parking, adding ratable and eliminating apartments

John Ritter – Traffic and parking  
5 East Church Street

Rich Margolin – Traffic and parking  
16 East Church Street

Motion to close to public: Kostbar

Second: Walker

All in favor

At this time, Brian Wright requested that, if approved, the sprinkler system be reviewed by the fire inspector and fire chief. Also, Mike Balint questioned the handicapped parking and the Board agreed it would like the applicant to put in 2 handicapped spaces on site.

Motion to approve with conditions: LaMantia

Second: Wright

In favor: Koganov, Kostbar, Kozar, LaMantia, Sussman, Walker, Wright, Zelasko,  
Howard, Kelty

Motion to adjourn: LaMantia

Second: Wright

All in favor