

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
May 9, 2013**

Michael Balint 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:	Niki Durando	Joseph Maccaro
	Joseph Howard	John Walker
	Mayor Marlene Lowande	Atty: Michael Balint
	Daria Ludas	Eng: Jeff Staiger

Absent: Davino, Kozar, Wright, Zelasko

Election of Temporary Chairman: John Walker

Motion: Lowande
Second: Howard
All in favor

John Walker was elected Temporary Chairman due to the Chairman and Vice Chair being absent from this meeting.

Approval of minutes March 14, 2013

Motion: Maccaro
Second: Ludas
All in Favor

Resolution#07-13 - Granting a waiver from the requirements of the Borough Ordinance to provide adequate on-site parking for a restaurant as requested by Bernadette Angeline for property known as Block 42, Lot 16 on the Tax Map of the Borough of Jamesburg.

Motion: Maccaro
Second: Ludas
In Favor: Durando, Howard, Lowande, Ludas, Maccaro

PUBLIC HEARING

Rosato – Block 70, Lot 4 – Walter Toto is the applicant's attorney. He explained the application; the applicant is renovating a two-story single family home into office space. The office will be a medical/healthcare management business, which is the applicant's business. The hours of operation will be 8:00 am – 4:00 pm. There will be 5 or 6 employees. Most business is done electronically so very few deliveries will be made and when there is, it will be done, usually, by U.S. Mail. Mr. Toto explained that many of the interior renovations are completed due to a mix up with the construction office.

Jeffrey Rauch of Feist Engineering is the applicant's engineer. He explained the driveways and parking. They plan to add a driveway so there is "entrance" and "exit" only drives. There is 6 parking spaces proposed and 1 handicapped. There was discussion regarding the signage. Mike Balint suggested that the monument sign be set back 5 feet as to not conflict with the ReMax realty sign on the property next door. Jeff Staiger suggested swapping the entrance and exit driveways for safety reasons because the driveways are so close to the neighboring properties. He also suggested "Do not enter" and "Entrance only" signs.

John Chadwick is the applicant's planner. He explained the variances that are being applied for. Most are existing conditions. He also explained the benefits of approving this application to the Borough. They agreed to reduce the size of the sign to 12 sf to eliminate the need for another variance. Mike Balint suggested that the applicant should return to the Board if the use ever changes on this property; the applicant agreed to this condition.

Motion to approve with conditions: Lowande

Second: Ludas

In favor: Durando, Howard, Lowande, Ludas, Maccaro, Walker

Motion to adjourn: Howard

Second: Lowande

All in favor