

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
March 9, 2017**

Attorney Mike 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:

Roseanna Davino	Coleen Rutsky
Niki Durando	Brian Wright
Joseph Howard	Board Chairman: John Walker
Susan Kozar	Atty: Michael Balint
Mayor Lowande	Eng: John LeCompte
Joseph Maccaro	
Alt: Robert Boulogne	Alt: Shannon Spillane

**Approval of Minutes January 12, 2017**

Motion: Wright

Second: Davino

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker

**RESOLUTION #07-17** – Granting a use Variance and waiver for ACF Enterprises, LLC also known as Block 7, Lot 20. Attorney Mike Balint requested to have this carried over until the April 13<sup>th</sup> meeting. Otto Kostbar, Attorney for the above mentioned property has changes to make to the resolution.

Motion: Wright

Second: Davino

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

**APPEAL OF VIOLATION, 6 MICHAEL STREET, ALSO KNOWN AS Block 5, Lot 6:**

Diane Tarulli, owner of the above mentioned property came in early to listen to the tape from the August 2016 meeting. She said the recording was unclear, but does not want to put out \$2,500 to apply for a Bulk Variance. Attorney Mike Balint explained when he listened to the tape it was not approved for the decorative fence in question. He is granting her 45 days to appeal with the court.

**APPEAL OF VIOLATION, 68 PERGOLA AVE. ALSO KNOWN AS Block 20, Lot 442.01 –**

The applicant Chad Asham is in violation of installing a new electronic, flashing, scrolling sign. The applicant did not ask for permission to install this new sign. Luminated signs are not permitted in the Borough of Jamesburg as per Borough Ordinance #27-139, (A)6, (C)9 and 31. The appeal has been denied. Mr. Asham will need to either apply for a variance or remove the sign.

Motion: Wright

Second: Maccaro

In Favor: Davino, Durando, Howard, Kozar, Maccaro, Walker, Wright

Abstain: Lowande, Rutsky

**PUBLIC HEARING:**

**DTMT, LLC Block 28, Lot 2.05 –**

Otto Kostbar, attorney for Michael Gallina of DTMT, LLC is seeking site plan approval, Bulk Variance and permission for two signs for the above mentioned property. The Post Office will remain in the front part of the building. The back of the building will be a self serve Laundromat. The Laundromat will have 32 washers and 16 dryer units (totaling 32 dryers). There will also be vending machines, a wash and fold service, 2 seating areas, an outside seating area and an attendant at the site approximately 12 hours a day. The hours of operation will be 7 days a week 5:00am – 11:00pm. The applicant is looking to replace the windows with clear glass on the South side of the building, but on the North side the windows will stay. Garbage at the site will be minimal. There will be a 10x10 trash enclosure in the rear of parking lot with landscaping to screen the enclosure. Two signs will be on the property. One in the front will be a 10ft x 3-1/2ft monument sign. On the back of the building where the entrance will be, there will be another sign on the building. This sign will be 20ft x 1-1/2ft. The parking lot will be repaired and restriped. There will be 22 parking spaces. They feel the Laundromats operating hours will not affect the Post Office. Peak hours for a Laundromat are normally on the weekends or at night. The front of the building will be cleaned up and new landscaping will be out in. The lights around the building will be shut off when the Laundromat closes.

The above mentioned property was accepted by the Land Use Board with conditions. A few of the conditions are the parking area lighting, moving 2 parking spaces to make more room for a garbage truck to maneuver, landscaping around the building be updated and maintained along with any repairs that have to be done on the front of the building, extend the existing sidewalk, and the signs be wooden not aluminum.

**Motion To Open Public Comment:** Wright

Second: Howard

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

**Motion To Close Public Comment:** Maccaro

Second: Howard

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

**Motion to Approve With Conditions:** Wright

Second: Maccaro

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

**Motion To Adjourn:** Howard

Second: Lowande

In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Walker, Wright

**Motion to Adjourn:**

Second:

All in Favor