

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
March 8, 2018**

Chairman John Walker 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
Joseph Howard
Susan Kozar
Mayor Lowande
Joseph Maccaro
Brian Wright
Alt: Robert Boulogne
Alt. Shannon Spillane

Absent: Niki Durando, Coleen Rutsky

Approve Resolution 09-18 –Sal/Val Enterprises: Block 16, Lot 4.02

Resolution granting a Use Variance approval to allow the conversion of a single family home to a two family home to Sal/Val Enterprises, LLC on the above mentioned property.

Motion: Maccaro

Second: Spillane

In Favor: Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Abstain : Lowande

Approve Resolution #10-18 – Life Storage: Block 71.01, Lots 9.01 & 10.01

Resolution granting a Use Variance approval to allow expansion of an existing self-storage facility and rental box trucks to Life Storage, Lp on the above mentioned property

Motion: Howard

Second: Maccaro

In Favor: Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Abstain: Lowande

Approve Resolution #11-18 – Peter Rosato, 2216 Forsgate Drive: Block 16, Lot 4.02

Resolution granting amended preliminary and final site plan approval with design waivers to permit two general office uses as requested by Peter Rosato for the above mentioned property.

Motion: Kozar

Second: Lowande

In Favor: Howard, Kozar, Lowande, Maccaro, Wright, Boulogne, Spillane

Approval of Minutes January 11, 2018:

Motion: Howard

Second: Lowande

In Favor: Howard, Kozar, Lowande, Maccaro, Walker, Wright, Boulogne, Spillane

Approval of Minutes February 8, 2018:

Motion: Maccaro

Second: Spillane

In Favor: Howard, Kozar, Lowande, Maccaro, Wright, Boulogne, Spillane

PUBLIC HEARING: 217 Gatzmer Ave: Block 38, Lot 5

The owner of the property Amal Mikhail purchased the property at a Sheriff's Foreclosure Sale. They were under the assumption there was still a house standing on the property. The property is a vacant lot where a house used to be before being destroyed by fire. A 6ft white vinyl fence and shed are still standing. The owner is represented by Rebecca Hand, Attorney.

Wayne Ingram of Engineering and Land Planning presented the plans. The new home would be equivalent to other homes in the area. The driveway and front entrance will be facing Hillside Ave. The 6ft vinyl fence will have to be moved. It currently is not within the property line. All curbing will be repaired as needed. There will be no new trees planted in the front due to the site triangle.

Mr. Mikhail plans to build a 4 bedroom, 2-1/2 bathroom home with a basement. The plan is to build and sell. The frontage of the house will be on Gatzmer. There will be a sidewalk connection from Gatzmer to the driveway located on Hillside.

A few board members had concern the home could be sold and the new owner would try to convert it into a two family home. They are asking for a stipulation to be put into the deed stating this home would stay a single family home.

Motion to Open Public Comment:

Motion: Howard

Second: Wright

In Favor: Davino, Howard, Kozar, Lowande, Maccaro, Walker Wright, Boulogne, Spillane

Motion to Close Public Comment:

Motion: Howard

Second: Wright

In Favor: Davino, Howard, Kozar, Lowande, Maccaro, Walker, Wright, Boulogne, Spillane

Motion to Approve with Deed restriction to keep as a single family home:

Motion: Maccaro

Second: Davino

In Favor: Davino, Howard, Kozar, Lowande, Maccaro, Walker, Wright, Boulogne, Spillane

Motion To Adjourn:

Motion: Howard

Second: Spillane

In Favor: Davino, Howard, Kozar, Lowande, Maccaro, Walker, Wright, Boulogne, Spillane