

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
May 10, 2018**

Chairman John Walker called the meeting to order at 7:04 pm 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  
Susan Kozar  
Mayor Lowande  
Coleen Rutsky  
Brian Wright  
Chairman: John Walker  
Alt. Shannon Spillane  
Joseph Maccaro – Arrived 7:17 PM

Absent: Nick Durando

**Approval of Minutes April 12, 2018:**

Motion: Wright

Second: Maccaro

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

**Approve Resolution #13-18 – Roberto Sanchez, 258 Gatzmer Ave. Block 72, Lots 1&2**

A Resolution granting an interpretation/reversal on appeal by Roberto Sanchez of a denial of a zoning permit by the Zoning Officer to permit the use of the former Busco Brothers Oil Company property for an automobile repair facility on property known as Block 72, Lots 1&2 on the Tax Map of the Borough of Jamesburg.

Motion: Wright

Second: Maccaro

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

Abstain: Howard, Lowande, Rutsky

**Public Comment:** Members of the public wishing to address the Board may approach the podium and state their name and address.

**Motion to Open Public Comment:**

Motion: Lowande

Second: Howard

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

**Ufoma and Katiana Edojah – 55 Half Acre Road**

Mr. Edojah would like to replace a 6ft. wood fence that was damaged during the storms we had over the winter. Several sections of his fence fell down. He would like to still have a 6 ft. fence for privacy and so his child can play safely outside. His house is located at the corner of Half Acre Rd. and Antoinette Court. This property has 2 front yards. A 6ft. fence is not permitted in a front yard per Borough Ordinance. When the 6 ft. wood fence was up on the property there were no complaints or obstruction of view. He is looking to replace the old fence with a 6 ft. white vinyl fence. If it wasn't for the fence being damaged, he would never have tried to replace the fence. When he went to get the permit it was explained to him by the Zoning Officer that it was not permitted. He would have to apply for a Bullk Variance which can become costly.

Board Chairman John Walker explained that the Board has to enforce the Ordinances that are written by the Borough. We will try to do all we can to help with this situation.

**Roberto Sanchez – 13 Antoinette Court**

Mr. Sanchez is looking to move his Automobile repair shop from its current location on East Railroad Ave. to 258 Gatzmer Ave. (the old Busco Brothers building). He submitted a survey to Borough Engineer John LeCompte. Mr. LeCompte did not feel the survey was sufficient, and is requesting Mr. Sanchez to have a Site Plan done. It was suggested that Mr. Sanchez submit a full application with the site plan, however this can become very costly. After speaking to the Board it was determined that he would have a site plan drawn up by his Engineer and submit it directly to Mr. LeCompte for administrative approval. IF this does not require Board approval, the application will not be necessary. The site plan should include but not limited to parking spaces, placement of fence, paved parking area just to name a few things.

**Motion to Close Public Comment:**

Motion: Davino

Second: Spillane

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

Board Chairman John walker spoke with the Board regarding a sub-committee to work on re-writing the Zoning Ordinances. This will be a lengthy process. The committee will start with approximately 5 of the Ordinances which are used most often and move on

from there. The committee consists of 4 members plus the Zoning Officer. The members are: Brian Wright, Robert Boulogne, Shannon Spillane and Joe Maccaro.

**Motion To Adjourn:**

Motion: Kozar

Second: Spillane

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