

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
January 10, 2019**

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
 Niki Durando
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Joseph Maccaro
 Michael Valiant
 Brian Wright
 Chairman: John Walker

Alt: Robert Boulogne

Alt. Shannon Spillane

Motion to Elect Chairperson: Brian Wright Motioned for John Walker

Proposed: Wright

Second: Howard

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

Motion to Elect Vice Chairperson: Brian Wright Motioned for Roseanna Davino

Proposed: Wright

Second: Howard

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

Approval of Minutes: December 13, 2018

Motion: Spillane

Second: Kozar

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

Abstain: Davino, Lowande, Valiant

Approve Resolution 01-19 – Resolution Appointing Secretary to the Land Use Board

Motion to appoint Susan Boulogne:

Motion: Maccaro

Second: Lowande

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

Abstain: Valiant

Approve Resolution #02-19 – Resolution Appointing Attorney to the Land Use Board
Motion to appoint Mike Balint - Wright
Second: Howard
In Favor:: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Wright, Walker
Abstain: Valiant

Approve Resolution #03-19– Resolution Appointing Engineer to the Land Use Board
Motion: Wright
Second: Howard
In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Wright, Walker
Abstain: Valiant

Approve Resolution #04-19 – Resolution Designating Official Newspapers of the Land Use Board
Motion: Spillane
Second: Maccaro
In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Wright, Walker, Spillane
Abstain: Valiant

Approve Resolution #05-19 - Resolution Setting Meeting Dates for 2019 Land Use Board
Motion: Wright
Second: Maccaro
In Favor: Davino, Durando, Howard, Kozar, Lowande, Maccaro, Wright, Walker
Abstain: Valiant

Approve Resolution #06-19A – Leonardo Abatangelo: 8 East Church Street
Granting a Use Variance, design waivers for existing conditions and waiver of formal site plan to permit the continued use of an existing two story residential building as a two-story residence on the property known as Block 29, Lot 18 on the tax map of the borough of Jamesburg.
Motion; Wright
Second: Howard
Roll Call: Durando, Howard, Kozar, Maccaro, Walker, Wright
Abstain: Davino, Lowande, Valiant

RESOLUTION #07-19A – Naresh Patel – 131 & 133 Duane Street

Denying requested interpretation of the minor subdivision approval resolution which created two residential building lots as requested by Naresh Patel for property known as Block 20, Lots 463-468 on the tax map of the Borough of Jamesburg.

Motion: Wright

Second: Howard

Roll Call: Durando, Howard, Kozar, Maccaro, Walker, Wright

Abstain: Davino, Lowande, Valiant

Chairman John Walker called for Jamesburg Gas to speak to the Board before we start our Public Hearing:

Joe Schiappa, Attorney for the above mentioned is looking for clarification from the board on what is to be done with the property. They are going to hire a contractor to do the work. The Engineer for the property is looking to use the original approval from 2012.

John LeCompte, our town Engineer explained they were never made Resolution Compliant. Therefore, an original set of plans is to be submitted to him for approval, then they will go to the board for approval signatures.

The property will still have to get approvals from Middlesex County.

The Land Use board made it clear they are to go with their original approval and only have 2 driveways on the property.

PUBLIC HEARING: QUICK CHEK

Mark Policastro – Attorney for Quick Chek is requesting an extension and amended site plan.

Jeffrey Albanese – Senior real Estate Manager for Quick Chek explained how they are looking to change the look of the building to make it look more modern. The signage has been decreased to 70 sq. ft. If approved, Jamesburg will be the 2nd town to bring the new look into their town.

Tung-To Lam – Senior Project manager for Quick Chek explained the signage. The square footage has been reduced and the number of signs from 8 down to 6. There will be a change in the light fixtures. The back of the building originally was approved for 3 fixtures, it will now be 2. The signs will be internally illuminated.

Oliver Young - GK&A Architect presented a new elevation design. The size of the floor plan did not change. A corner tower was added, and the metal roof was eliminated. A “Q” was added to the square tower and will be internally illuminated. There are no changes being made to the gas canopy. The amount of seating inside the building has been reduced.

Christine Nazzaro – Miss. Nazzaro explained there will be no change to the variance. We are seeking variance relief. The signs will be smaller by 70.4 sq. ft. Several board members had questions on the start date of the project and signage questions. A one year extension was granted. Quick Chek will be applying for permits in 2019 and is anticipating opening in 2020. They will continue to maintain the property. A new sign will be placed on the property.

Motion to Open Public Comment:

Motion: Howard

Second: Lowande

In Favor: Davino, Durando, Howard, Kozar, Lowande, Valiant, Walker, Wright

Motion to Close Public Comment:

Motion: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Kozar, Lowande, Valiant, Walker, Wright

Motion to Approve:

Motion: Durando

Second: Davino

In Favor: Davino, Durando, Kozar, Lowande, Walker

Object: Maccaro, Wright

Motion To Adjourn:

Motion: Howard

Second: Durando

In Favor: All