

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
March 14, 2019**

Chairman John Walker called the meeting to order at 7:08 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
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Joseph Maccaro
 Chairman: John Walker

Alt. Shannon Spillane

Absent: Niki Durando, Michael Valiant, Brian Wright, Alt: Robert Boulogne

Approval of Minutes: January 10, 2019

Motion: Maccaro

Second: Howard

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

Abstain:

Approve Resolution #08-19 – Quick Chek

Granting approval of amended Preliminary and Final Major Site plan with design waivers and Variances for sign sizes and number of facade signs.

Motion: Howard

Second: Davino

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

Approve Resolution #09-19 – Adopt Resolution for Sustainable land Use Pledge

Motion: Howard

Second: Lowande

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

PUBLIC HEARING: Sal Val Enterprises – Block 16, Lot 3

James Mitchell – Attorney for SalVal Enterprises is requesting a use variance to convert an existing single-family home back to a two-family home. The owners own 5 houses in Jamesburg. The exterior of the home has been completely renovated, the interior has not been touched yet.

Salvatore Leonardi – 59 Hawthorne Ave, Holmdel, NJ – The house already has 2 gas meters and 2 water meters. We are looking for a use variance to convert to a two-family home. We will be closing off the door to the basement and the door to the attic. Only the landlord will have access to these parts of the house. We have received approval from the County to move the driveway. Each apartment will have 3 bedrooms.

Steven Savino – Architect for SalVal Enterprises explained the existing driveway will be moved. There will be a turnaround spot and 4 parking spaces. This will be a mirror image to the home next door at 189 Buckelew Ave.

Valentino Leonardi- The home is currently a two-story single-family home with a staircase to the attic. There are 3 bedrooms upstairs, kitchen living room downstairs. However, there is room downstairs to add more bedrooms. The house as is can occupy 17 people.

Proposal – Basement interior staircase to be closed off, there will only be an entrance outside – used for storage only.

Lobby area will have a common entrance. 1st floor apartment to have 3 bedrooms, kitchen, living room and a door to go outside into the back.

2nd floor will be accessible by the stairs and will have 2 bedrooms, kitchen and living room. The staircase to the attic will be closed off. The attic will have a pull-down staircase and will be used for storage only. The door can be locked and will be only for the landlord.

The new structure will house 10 people. There will be max occupancy of 5 per apartment. Keeping this home, a single family can have an occupancy of 17 based on the square footage.

Barbara Ehlen – Planner for SalVal Enterprises the area the house is located in is a dense area. There are several multi family homes around. The site the house is located on is suited for a two family. According to the Master Plan parking can be an issue in this area. The owners are willing to give the parking that is needed. This house would be more manageable as a two-family home limiting the amount of people to 5 per apartment.

Motion to Open Public Comment:

Motion: Howard

Second: Spillane

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

No one from the public wished to speak.

Motion to Close Public Comment:

Motion: Howard

Second: Spillane

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

Motion to Approve with conditions (Attorney Mike Balint went over the restrictions, one was a deed restriction for occupancy not to exceed 5 per apartment)

Motion: Maccaro

Second: Davino

In Favor: Davino Howard, Kozar, Maccaro, Walker, Spillane

Abstain: Lowande

Motion to Open Public Comment:

Motion: Spillane

Second: Davino

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

Dr. Ibriham Jamesburg Veterinary Hospital – Dr. Ibriham has been a veterinarian in Jamesburg since 2007. He has done the free raises clinic in town for the past 12 years. He is looking to change the use of the old PNC Bank building to a veterinary hospital. One of the issues is there is no parking. With having 3 exam rooms it is required to have 9 parking spots. He had a survey showing where 10 parking spots could be added along with an additional 3 along the side of the building. The Board gave him advise on his next step to proceed. He will have to get a full site plan.

Motion to Close Public Comment:

Motion: Maccaro

Second: Davino

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

Motion to Open Executive Session: Pending Litigation

Motion: Howard

Second: Davino

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

Motion to Close Executive Session:

Motion: Maccaro

Second: Howard

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

Motion To Adjourn:

Motion: Maccaro

Second: Howard

In Favor: All

