

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
October 11, 2018**

Chairman John Walker called the meeting to order at 7:05 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
 Niki Durando
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Coleen Rutsky
 Chairman: John Walker

Alt: Robert Boulogne

Alt: Shannon Spillane

Absent: Joseph Maccaro, Brian Wright

Approval of Minutes September 6, 2018:

Motion: Howard

Second: Lowande

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

PUBLIC HEARING: VDPG, LLC – 36 Pergola Ave: Block 27, Lot 15.01

Otto Kostbar, Attorney for VDPG, LLC is requesting a use variance, design variance and bulk variances for his client to operate an office at the above referenced property. The Company, Pro Green Management arranges for dumpsters to be brought to various sites. There will be cosmetic maintenance on the exterior. The interior will be cleaned up with new paint. At any one time there will be 2 employees in the office, sometimes up to 4. No one from the public will be in the office. There will be a small sign on the building by the front door. Lighting will be motion censored. Hours of operation will be Monday – Friday, 8:00am – 5:00pm, no weekends or holidays.

Robert Pisano, Engineer explained there will be no site improvements. There is a 50 ft. frontage, existing sidewalk, asphalt driveway, fence, and a shed in the rear of the building. He is requesting a waiver for landscaping. There will be a surface mounted light by the front door.

Borough Engineer, John LeCompte spoke of the existing parking lot. The striping is very worn, asphalt is in fair condition. Mr. LeCompte would like the striping to be redone. Snow removal will be the responsibility of the owners.

Motion to Open Public Comment:

Motion: Howard

Second: Davino

In Favor: Davino, Durando, Howard, Walker, Boulogne, Spillane

John Houston– 38 Pergola Ave.: Mr. Houston lives next door to the property. He questioned what will be going on at the property. The owner explained they are Insurance Agent for a Garbage business. There will be no garbage trucks or containers on the property. The business will be open Monday – Friday, 8:00am – 5:00pm only.

Motion to Close Public Comment:

Motion: Lowande

Second: Spillane

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

PUBLIC HEARING: Leonardo Abatangelo: 8 East Church St. Block 29, Lot 18

Attorney, Otto Kostbar requested an adjournment on this Public Hearing until the November 8th Land Use Meeting. His adjourned was accepted. It was explained to Mr. Kostbar there are approximately 3 Public Hearings ahead of him on that night.

PUBLIC HEARING: Jamesburg Gas Holding, LLC: Block 73.04, Lot 28

Mr. Schiappa, Attorney for Jamesburg Gas holding, LLC is requesting preliminary and final site plan approval for the above-mentioned property. This hearing was dismissed at the August 9, 2018 meeting. After talking with Mr. Schiappa and Mr. Sortino, Engineer it is determined that Jamesburg Gas has on the original plans from 2010 only 2 driveways were permitted on the property. The Board agrees that having the existing 4 driveways is a safety hazard. The 2 driveways closest to the intersection of Half Acre and Gatzmer are to be closed, and sidewalks added.

The remaining part of the hearing regarding a wall between Jamesburg Gas and Welsh Farms is being carried over to the December 13, 2018 meeting.

Being no one was in the public at the time of the hearing, no public hearing was opened.

Motion To Adjourn:

Motion: Howard

Second: Lowande

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