

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
AGENDA  
NOVEMBER 14, 2019  
7:00 P.M.**

Chairman Walker shall call the meeting to order and announce that same is being held pursuant to the Open Public Meetings Act and that all provisions of that Act have been met. Also to be announced, in the event of a fire and pursuant to the N.J. Uniform Fire Code, that the members of the audience are requested to take notice of the exits at the front and rear of the room as well as in the main hallway.

Flag Salute

Roll Call:

Roseanna Davino  
Niki Durando  
Joseph Howard  
Susan Kozar  
Mayor Lowande  
Joseph Maccaro

Samantha Rampacek  
John Walker  
Brian Wright

Atty: Michael Balint  
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

**Approval of Minutes September 5, 2019:**

Motion:

Second:

In Favor:

**RESOLUTION #14-19 – SSHJ,LLC – 61 East Railroad Ave.**

Granting Preliminary and Final major Site Plan approval with variances to allow a mixed use commercial and residential building for property known as Block 31, Lot 4 on the tax map of the Borough of Jamesburg.

**Motion to approve:**

Second:

In Favor:

**RESOLUTION #15-19 – Naif Tiryaki – 54-56 Lincoln Ave.**

Granting a Use Variance to permit a used car dealership an on line auto parts and automobile supply sales business and a second-floor residential apartment. Preliminary and Final Major Site Plan approval with parking variances and design waivers as requested by Naif Tiryaki doing business as Smart Lincoln, LLC for property known as Block 59, Lots 1.02, 3 and 6 on the tax map of the Borough of Jamesburg and Block 89, Lot 2.03 on the tax map of the Township of Monroe.

**Motion to approve:**

Second:

In Favor:

**PUBLIC HEARING – Ehab Ibrahim –(Jamesburg Vet) Block 42, Lots 9 & 10**

The owner of the property is PNC Financial Services, the applicant is Ehab Abraham. Mr. Ibrahim is represented by Otto Kostbar. The site is located at the southwesterly corner of the intersection of West Railroad Ave and Church Street. There is a one story brick building with a concrete ramp and stairs and a single drive thru lane.

The applicant is proposing to convert the existing bank building into a veterinary hospital and construct a 6'-3" x 9'-3" addition to the existing drive thru area. Proposed improvements include 11 angled parking spaces a 1 parallel parking space, an undersized drive aisle, concrete islands, landscaping and a concrete dumpster pad.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**Motion to approve/deny:**

Second:

In Favor:

**PUBLIC HEARING –Jamesburg Gas Holding, LLC – 232 Gatzmer Ave.**

Additional documents have been reviewed for compliance with Resolution #09-13 memorialized in December 12, 2013, Resolution #07-14 memorialized November 13, 2014 as well as original site plans submitted. There are still outstanding items.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**Motion to approve/deny:**

Second:

In Favor:

**Motion to Adjourn:**

Second:

All in Favor: