

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
September 5 2019**

Attorney Michael Balint called the meeting to order at 7:06 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: Rosanna Davino
 Niki Durando
 Joseph Howard
 Mayor Lowande
 Joseph Maccaro
 Samantha Rampacek
 Brian Wright
 Chairman John Walker

Alt: Robert Boulogne

Absent: Susan Kozar

Approval of Minutes: July 11, 2019

Motion: Maccaro

Second: Howard

In Favor: Davino,,Howard,Lowande, Maccaro, Rampacek Walker, Wright, Boulogne

Approval of Executive Session Minutes: July 11, 2019

Motion: Wright

Second: Maccaro

In Favor: Davino, Howard,Lowande, Maccaro, Rampacek Walker, Wright, Boulogne

Approve Resolution #12-19 – Roxanne Aloisio – 3 Fernwood Lane

Granting side yard setback variances for existing conditions and submission waivers to permit the erection of a garage addition to Roxanne L. Aloisio for property known as Block 47.08, Lot 2 on the Tax Map of the Borough of Jamesburg.

Motion: Wright

Second: Howard

Abstain: Durando

In Favor: Davino,Howard,Lowande, Maccaro,Rampacek, Walker, Wright, Boulogne

Approve Resolution #13-19 – Life Storage – Gatzmer Ave.

Authorizing Settlement of the Litigation Titled “Life Storage, Lp vs. Borough of Jamesburg Combined Land Use Board, Docket No. Mid-L-006389-18”.

Motion: Howard

Second: Davino

Abstain: Durando

In Favor: Davino, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne

Attorney Otto Kostbar is requesting an extension for his client Dr. Ehab Ibrahim until the November Land Use Meeting to allow for time to submit new plans.

Motion to Approve Extension:

Motion: Wright

Second: Maccaro

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Attorney Otto Kostbar is requesting a one-year extension for his client DTMT, LLC (Post Office) to allow time for plans to be submitted and construction to begin.

Motion to Approve One-Year Extension:

Motion: Maccaro

Second: Wright

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Public Hearing – SSHJ, LLC – 61 East Railroad Ave. Block 31, Lot 4:

Otto Kostbar, Attorney for the Applicant opened the public hearing. Edwards Engineering Group explained the driveway they originally had on Augusta Street has been closed off. Middlesex County approved a 2-way driveway on East Railroad Ave. close to Augusta Street. There were concerns from the Board regarding the placement of the driveway on East Railroad Ave. The Board asked if the driveway could be moved to the other end of the parking lot (closer to Domino’s), the owner Jay Patel agrees on the moving of the driveway. There will be 21 parking spots with 1 ADA. The Engineer also went through the Review letter from John LeCompte and addressed several items for design waivers. Mr. LeCompte addressed the issue of 2 dead end parking spots. He would like to maintain a 6ft buffer and stripe out one space to make it safe for a vehicle to back out. Therefore, we will be down to 20 parking spots. There is to be no free-standing signage, on building only. The drainage was approved by Middlesex County to withstand a 100-year storm. All deliveries will be unloaded from Augusta Street.

John Highland, Architect discussed the 2 apartments which will be located above the retail space. There will be 2 doors in the back on the building. One for retail and one for the apartments. There will be no access to the 2nd retail store from the back of the building. There will be a shared hallway with a shared common entrance for retail stores and apartments. Owner Jay Patel is ok with this change. The tenants of the apartments would be parking their cars in the parking lot. Board member Wright had some concerns over the front of the building being all glass. He suggested ballads or possibly a curb stop be installed. Here was a discussion to raise the brick on the front of the building by 1 ft. and adding wheel stops to the curb. He board voted on these changes and the Engineer approved them.

Motion to Open Public Comment:

Motion: Wright

Second: Howard

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Motion to Close Public Comment:

Motion: Wright

Second: Davino

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Motion to approve with changes:(Change driveway to South end by Domino's; waivers/variances/common door:

Motion: Howard

Second: Durando

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

PUBLIC HEARING – Naif Tiryaki – 54-56 Lincoln Ave. Block 59, Lots 1.02, 3 & 6:

Walter Toto is the attorney for Naif Tiryaki. Mr. Tiryaki is the owner of Smart Lincoln LLC. Mr. Tiryaki revised his plans. There will be no body work or repair on site. There will be 3 offices which will be used in the selling of use vehicles. The on line sale of auto parts will still be conducted. There will be a tow truck used only to transport vehicles from Mr. Tiryaki' s other site to this one for resale. The maximum number of vehicles to be on site would be 63. This includes 43 for sale and 17 parking spaces.

Bill Doran, Architect spoke about the layout of the building. The 3 offices will only take up ½ of the building, the rest will be used for storage. There will be stairs to the residential unit. The existing doors connecting the offices is to be closed off. He also discussed the entrances to the property, fences, lighting, trash enclosure, loading area and landscaping.

Walter Toto explained any issues with the property will go to the owner. If a summons is issued against a tenant Mr. Tiryaki will be responsible to take care of it.

Board Chairman, John Walker and Zoning Officer Bill Maresca visited the site. The site seems to be clean and well kept. The auto mechanic and body shop are no longer there. It was discussed a mechanic would be on property just to work on cars that are for resale or any warranty work.

Variations: The 2-bedroom apartment upstairs requires 2 parking spaces, 3 spaces for employees for the parts store, the sales office require 10 spaces. They are proposing 17 spaces which meets requirements. All designated parking spaces are to have signs. The front garage door will be closed off. Only the back-garage door will be left in order for the cars to be taken in and out when mechanic work is required.

Mr. Tiryaki would like to be able to park cars in the showroom if he can meet the requirements. Designated fire lanes with striping are needed. Mr. Tiryaki is seeking 2 Bulk Variations; 1 for front yard setback and the other for impervious coverage. Several Design Waivers are also being requested: street trees; landscape, display of vehicles; handicap spot to be moved closer to building; designated bicycle parking to name a few.

Motion to Open Public Comment:

Motion: Howard

Second: Lowande

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Samantha Rampacek - 57 Lincoln Ave:

Miss. Rampacek has concerns about the tow truck coming in at 4:20 am. The dumpster issue seems to be better since the last meeting. If the hours of operation are 9:00 am – 6:00 pm, why are things still going on after hours?

Motion to Close Public Comment:

Motion: Maccaro

Second: Lowande

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Motion to Approve with Conditions:

Motion: Wright

Second: Davino

In Favor: Davino, Durando, Howard, Lowande, Maccaro, Rampacek, Walker, Wright, Boulogne, Spillane

Conditions:

- Any issues on the site will be the responsibility of the owner.
- No deliveries of vehicles/parts on the street
- All designated parking spots have signs
- No access to the garage from Lincoln Ave.
- Façade to be enclosed/door removed
- Maintenance work only to be done on the owners' vehicles/ general maintenance only, no major repairs or body work
- No detailing or washing of vehicles anywhere on site except designated garage space
- No cars or parts delivered by tractor trailers (box trucks only)
- Sign not to be lit
- Up to 5 cars allowed to be stored in sales space inside once fire codes are met
- Must comply with all building codes
- No more than 52 cars parked on site for sale/ 47 external, includes 2 under canopy
- Auto parts sales is to be on line only
- All deliveries are to be between 9:00am and 6:00pm
- Trash pick-up 7:00-9:00am
- Comply with all licensing

Motion To Adjourn:

Motion: Maccaro

Second: Davino

In Favor: All