

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
January 9, 2020**

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  
                                  Joseph Howard  
                                  Susan Kozar  
                                  Mayor Lowande  
                                  Joseph Maccaro  
                                  Peter Shaughnessy  
                                  John Walker  
                                  Brian Wright

Alt: Shannon Spillane

Absent: Niki Durando, Alt: Robert Boulogne

**Elect Chairperson:** Brian Wright motioned to elect John Walker

Motion: Wright

Second: Howard

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

**Elect Vice Chairperson:** Brian Wright motioned to elect Roseanna Davino

Motion: Wright

Second: Howard

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

**Approval of Minutes December 12, 2019:**

Motion: Spillane

Second: Lowande

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

**RESOLUTION #01-20** – Resolution Appointing Secretary to the land use Board

Roseanna Davino motioned for Susan Boulogne

Motion: Davino

Second: Howard

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

**RESOLUTION #02-20** – Resolution Appointing Attorney to the Land Use Board

Motion: Maccaro

Second: Lowande

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

**RESOLUTION #03-20** -Resolution Appointing Engineer to the Land Use Board

Motion: Lowande

Second: Maccaro

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

**RESOLUTION #04-20** – Resolution Designating Official Newspapers of the Land Use Board

Motion: Wright

Second: Maccaro

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

**RESOLUTION #05-20**- Resolution Setting Meeting Dates for 2020 Land Use Board

Motion: Wright

Second: Spillane

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

**INTERPRETATION: Luminosa Conde – 22 West Railroad Ave**

Luis Lopez was the interpreter for Luminosa Conde. Miss. Conde is looking to hold Zumba classes in the building located at 22 West Railroad Ave. Zoning Officer Bill Maresca denied her since she was looking for a multi-use. The building is not zoned for multi-use. She was looking to sell Herbal Life Products and conduct Zumba classes. This property is located in the Commercial Business Zone. Personal Services is allowed in this district. The Board spoke amongst each other and with Miss. Conde to come to the agreement Zumba would fall under personal services and she can sell protein shakes ONLY during the hours she is conducting Zumba Classes.

**Motion to Approve with Conditions:**

Motion: Davino

Second: Maccaro

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

**Conditions:**

- Zumba falls under Personal Services
- Any sale of beverage would occur only during times of Zumba classes
- The building will only be open 2 hours in the morning and 2 hours in the evening

**Motion To Adjourn:**

Motion: Maccaro

Second: Howard

In Favor: All