

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

Attorney Michael Balint 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:           Rosanna Davino  
                                  Joseph Howard  
                                  Mayor Lowande  
                                  Brian Wright  
                                  Chairman John Walker  
                                  Alt: Robert Boulogne  
                                  Alt: Shannon Spillane

Absent: Niki Durando, Susan Kozar, Joseph Maccaro, Samantha Rampacek

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

Motion: Spillane

Second: Davino

In Favor: Davino,,Howard,Lowande, Walker, Wright, Boulogne, Spillane

**Approve Resolution #14-19 –SSHJ, LLC – 61 Eat Railroad Ave.**

Resolution 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: Howard

Second: Davino

Abstain:

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

**Approve Resolution #15-19 – Naif Tiryaki – 54-56 Lincoln Ave. Block 59, Lots 1.02, 3 & 6:**

Land Use Attorney Mike Balint asked the Board if they would table this Resolution until the December meeting. The clients Attorney Walter Toto asked for the extension.

**Motion to Table Resolution #15-19:**

Motion: Lowande

Second: Howard

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

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

Otto Kostbar is the Attorney for Dr. Ibrahim. They are seeking Preliminary and Final Site Plan approval with waivers and variance. The only change to the outside of the building will be a new sign.

Dr. Ibrahim owns the property. He has a total of 9 employees. The office will be open 6 days a week, closed on Sundays. Wednesday is a late night, open till 7:30pm, Saturday, open till 1:00pm. Animal waste will be cleaned 2-3 times a day. He will offer the same service he is currently offering at his current location on Stockton Street. The new building will be larger, reception area, 3 exam rooms, x-ray room, surgery, dental and 2 bathrooms. There will be no boarding of animals, possibly an overnight stay if required after a surgery. A question came up about adding a second door to the back of the building as a means of egress. The doctor agreed he would add it in if necessary. Mr. Ibrahim's Architect, Engineer and Traffic Expert all spoke. The 1<sup>st</sup> floor will have a foyer and reception area as well as exam rooms, ultra sound room, surgery/prep room, bathroom and storage room. The 2<sup>nd</sup> floor will have a conference room, dr. office, therapy room and bathroom. The basement will be used for storage only the landscaped island in the back of the building will become a parking area. There will be one way in from Church Street and you will exit onto West Railroad Ave. There will be 10 parking spaces, 1 will be handicap The Engineer asked for waivers for loading dock, 55-degree angle parking, no dumpster enclosure and a variance for pre-existing set back. The signage will meet the requirements, all landscaping will comply. The traffic expert explained the vet will have less traffic than the bank did. There will also be a designated dog walking area.

**Motion to Open Public Comment:**

Motion: Spillane

Second: Lowande

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

Monica & Greg Ludwig – 5 Church Street- Mr. & Mrs. Ludwig had concerns over the lighting in the parking lot being on late at night and shining into their house. It was explained to them the lights would go off when the office closes. Also, had concerns over where the dogs would be walked. Dr. Ibrahim explained there will be a designated spot on the property with a sign for walking dogs. Another concern was the dumpster being emptied early in the morning. Thee dumpster will not be emptied before 9:00 am.

Heather Logan – 28 West Railroad Ave. - Ms. Logan had concerns with traffic backing up onto west Railroad with allowing a left turn out of the parking lot. She asked for a stop sign on West Railroad Ave. It was determined there would not be a restriction on the left turn and no stop sign is needed.

**Motion to Close Public Comment:**

Motion: Howard

Second: Lowande

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

**Motion to Approve with Conditions:**

Motion: Davino

Second: Boulogne

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

**Conditions:**

- There will be 2 handicap parking spaces
- Lights on exterior of building will only be lit during office hours
- There will be a sign posted for where to walk your dog
- Basement is to be used for storage only, if decided to be used for anything other than storage must get approval
- It was agreed upon to add a 2<sup>nd</sup> door to back of building if required with amended plan
- Dr. Ibrahim will comply with the letter date October 16, 2019 from Remington and Vernick

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

John Sardo, Attorney for Jamesburg Gas and convenience store will be addressing several outstanding issues on the property. The issues with Jamesburg Gas have been ongoing for many years. There has been no compliance to date. They have agreed to close the 2 driveways closest to the intersection of Half Acre Road, landscaping, trash enclosure to be painted to match building. They are asking to keep the vacuum and air pump which are located by retaining wall, (these items were not on the original plans). Curbing between the property and the one next door, Ballard to protect light by pump, marking on curbing, sign height, light on northern side of building, just to name a few things. Some were done without permission from the Board. Complete list will be listed after the approval.

**Motion to Open Public Comment:**

Motion: Wright

Second: Howard

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

Paul Johnson – 6 Ridgeview Road- Mr. Johnson is concerned with the he light located on the Northern side of the building. This light is is on 24/7 and shines right into his house. He is looking to have the light eliminated or shielded. Jamesburg Gas has agreed to review the lighting and either relocate or shield it.

Lori Markulin – 8 Ridgeview Road- Ms. Markulin has concerns with the garbage pick up times and the times the trucks are filling the tanks. Fuel is being delivered every 3 days sometimes as early as 4:00am. She is asking for a time restriction on deliveries and trash pick-up. The noise wakes her up. It was agreed upon that no deliveries will be made earlier than 6:00am and not later than 9:00pm. Trash pick-up will not be earlier than 6:00am.

**Motion to Close Public Comment:**

Motion: Wright

Second: Howard

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

**Motion to Approve with Conditions:**

Motion: Howard

Second: Davino

In Favor: Davino, Howard, Lowande, Walker, Wright, Boulogne, Spillane

**Conditions:**

- Light on North side reviewed and modified to prevent going onto adjacent property
- Ballard's in front of tank vents – to be approved by Engineer
- Agree to comply with letter dated October 21, 2019
- Amend plans for Ballard in front of air pump
- Show removal of vacuum
- Move ice machine off sidewalk to inside of building
- Remove all items blocking walkway
- North side wheel stops/curbing – approved by engineer. 4ft vinyl fence
- Signage approved
- Wall sign externally illuminated
- Paving of parking area-core sampling done prior to December and adoption of Resolution
- Arrange trash pick up and deliveries to be 6:00am – 9:00pm 7 days a week
- Comply with all terms by June 1, 2020, or ask for extension by May 1, 2020

**Motion To Adjourn:**

Motion: Lowande

Second: Howard

In Favor: All