

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**AGENDA
September 8, 2016
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: Rosanna Davino
Niki Durando
Joseph Howard
Susan Kozar
Mayor Lowande
Joseph Maccaro
Bruce Rampacek

Shannon Spillane
John Walker
Brian Wright

Atty: Michael Balint
Eng: John LeCompte

Approval of Minutes August 17, 2016

Motion:

Second:

In Favor:

Abstain:

APPEAL: 175 Gatzmer Ave. Also known as Block 41, Lot 1

The applicant Presbyterian Church of Jamesburg wishes to appeal a letter sent dated June 15, 2016 from Zoning Officer William Maresca. The letter is denying an application for a sign to be placed on the property for Mozarts and Einsteins Preschool. The letter stated the owner must file the required permit application, also the sign does not meet sign ordinance requirements.

Motion:

Second:

In favor:

RESOLUTION #10-16 – Granting Preliminary and Final Major site plan approval with sign and parking design waivers to permit the expansion of a medical and professional office use as requested by Limitless Enterprises, LLC. For the property known as Block 28, Lots 2, 2.02, and 2.04 on the tax map of the Borough of Jamesburg.

Motion:
Second:
In favor:

RESOLUTION #11-16 – Denying a reversal on appeal by Kathryn A. Spetak of a denial of three zoning permits by the zoning officer to permit the use of the existing property for four separate businesses, including that owned by the property owner, and a residential apartment on the property known as Block 59, Lots 3 and 1.02 on the tax map of the Borough of Jamesburg.

Motion:
Second:
In favor:

RESOLUTION #12-16 – Denying minor subdivision approval with variances for lot size to allow two 7,500 square foot lots to Naresh Patel for property known as Block 20, Lots 463-468 on the tax map of the Borough of Jamesburg.

Motion:
Second:
In favor:

RESOLUTION #13-16 – Granting a reversal on appeal by Frank Tarulli from a denial of a zoning permit by the zoning officer to permit the installation of a new fence on property known as Block 5, Lot 6 on the tax map of the Borough of Jamesburg.

Motion:
Second:
In favor:

RESOLUTION #14-16 – Granting a reversal on appeal by Randy Levine from a denial of a zoning permit by the zoning officer to permit the use of the existing building for the preparation and sale of roasted coffee beans on the property known as Block 43, Lot 12 on the tax map of the Borough of Jamesburg.

Motion:
Second:
In favor:

Motion to Adjourn:

Second:

All in Favor: