

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
January 13, 2011**

Chairman Walker called the meeting to order 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	John Walker
	Jon Kelty	Brian Wright
	Otto Kostbar	Alt. I: George Zelasko
	Susan Kozar	Alt. II: Joseph Howard
	Mayor LaMantia	Atty: Michael Balint
	Sandy Sussman	Engineer: Jeff Staiger

Absent: Alex Koganov

Motion to Elect 2011 Chairperson:

John Walker nominated Jon Kelty

Second: Wright

In Favor: Davino, Kelty, Kostbar, Kozar, LaMantia, Sussman, Walker, Wright, Zelasko, Howard

Motion to Elect 2011 Vice Chairperson:

Brian Wright nominated John Walker

Second: LaMantia

In Favor: Davino, Kelty, Kostbar, Kozar, LaMantia, Sussman, Walker, Wright, Zelasko, Howard

Resolution#01-11 – Appointing Secretary to the Land Use Board Approved

Resolution#02-11 – Appointing Attorney to the Land Use Board Approved

Resolution#03-11 – Appointing Engineer to the Land Use Board Approved

Resolution#04-11 – Designating Official Newspapers Approved

Resolution#05-11 – Setting Meeting Dates for 2011 Approved

Approval of minutes December 19, 2010

Motion: Zelasko

Second: Kozar

All in Favor

PUBLIC HEARING

PNC Bank –Block 42, Lots 9 and 10 –Richard Toniolo is the attorney for the applicant. He explained that the bank want to put 7 parking spaces on site where

grass currently exists. There is no on site parking spaces' existing now, all parking is on the street. He explained that a waiver is needed because the ordinances state that if the business was existing before 2007 only a waiver would be needed. A representative from PNC verified that the bank was there before 2007.

Andrew Missey, the engineer for the applicant presented 3 exhibits regarding the property. They are proposing to add 5 spaces in the back of the building and 2 along side the building. The ones along side of the building will be designated for employees only as to not interfere with the drive through window. Mr. Missey reviewed the borough engineer's letter. It covered the lighting, signage and landscaping. The borough engineer stated that due to the public alleyway, the bank cannot designate the entrance to the drive through or parking a one way. It must remain two ways. There was a discussion regarding the handicapped parking spaces. Both spaces are on the street in front of the building. Mike Balint stated that a waiver can be approved to not have an ADA space in the back of the building. The existing handicapped spaces are closer to the front door than if one were to be put in the back.

Susan Kozar asked how the lighting would impact the neighboring residents. Mr. Missey stated that there would be no impact on residents because of the height of the light and it will be pointing downward. Mayor LaMantia would like the lights to go off after business hours. They agreed to have lights shut down from 8:00pm until 7:00am.

Motion to open to public: Walker

Second: Wright

All in favor

Monica Ludwig – Neon lights and signs, does not want signs on median
5 West Church Street

Motion to close to public: LaMantia

Second: Walker

All in favor

Motion to approve with conditions: Walker

Second: Lamantia

In favor: Davino, Kostbar, Kozar, LaMantia, Walker, Wright, Kelty

Motion to Adjourn: Wright

Second: LaMantia

All in Favor