

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
February 10, 2011**

Chairman Kelty 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

Approval of minutes January 13, 2010

Motion: Zelasko

Second: Walker

All in Favor

Resolution #06-11 – Granting preliminary and final site plan approval with bulk variances and waivers to PNC Bank, N.A. for properties known as Block 42, Lots 9 and 10 on the Tax Map of the Borough of Jamesburg.

Motion: LaMantia

Second: Walker

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

PUBLIC HEARING

Hippeli – Block 45, Lot 15 – This matter was carried from the December meeting. Michael Dowgin is the attorney for the applicants. Mr. Dowgin explained that the applicant reached an agreement with Forsgate Commons for parking. The applicants will pay \$100.00 a month for use of ten parking spaces during non-business hours. Kathy Hippeli stated that when guests make reservations they will be made aware that parking is available at Forsgate Commons and a shuttle or valet parking will assist them in parking their cars. An agreement with Forsgate Commons was submitted for the Board's review.

Jeffrey Rauch is the engineer for the applicant. Mr. Rauch explained that the garage on the property would now be used for the owner and employees cars. The handicapped parking would be in the driveway and a handicapped accessible sidewalk and ramp will be installed to access the front porch on the house.

Mark Rasimowicz is the planner for the applicant. He presented a map of the surrounding blocks and lots and their present uses. There is a mix of uses in the surrounding areas including attorney's offices, funeral home, and the church. Mr. Rasimowicz read a long list of reasons why the application should be approved.

Motion to open to public: Walker
Second: Wright
All in favor

Jessica Komrowski – Need for tea? Sidewalks, garbage, zoning
180 Gatzmer Ave

Elliot Stroul – signage, lighting
110 Mendoker Dr.

Roger Dreyling – Parking
1700 Perrineville Rd

Bob Smisko – Parking, Hours of operation
174 Gatzmer Ave

Robert Farino – Parking, necessity?
178 Gatzmer Ave

Motion to close to public: Walker
Second: Zelasko
All in favor

Motion to approve with conditions: Walker
Second: Kozar
In favor: Davino, Kozar, Sussman, Walker, Kelty
Opposed: Zelasko

Jon Kelty stated that he voted to approve the application because he feels it will compliment the downtown area and the impact will be minimal.

PUBLIC HEARING

Catania – Block 1, Lot 4 – Walter Toto is the attorney for the applicant, Adolfo Catania. Mr. Catania is seeking a use variance to construct a nail salon and sandwich shop on the Buckelew Avenue property. There will be 13 on site parking spaces and ingress and egress will be form Forge Street. There was some confusion as to what exactly the uses would be. Mr. Catania stated “barbershop” while his attorney stated “nail salon”. Also, Mr. Catania stated “pizzeria” while his attorney stated “sandwich shop”. There was also some confusion as to whether the food establishment would be eat-in or take-out and how many employees and seats it would have.

John Chadwick, the planner for the applicant, explained the surrounding area and uses of surrounding properties. He provided aerial photos of the area. Jeff Staiger had concerns with buffering the neighboring residential properties and wanted those concerns addressed. It was explained to the Board and the public that this application was being bifurcated and if the use variance is approved they would still need to come for a site plan approval.

Motion to open to public: Davino
Second: Wright
All in favor

Dorothy Klotzbecher – detriment to the area, neighborhood is residential, traffic,
149 Buckelew Ave noise, trash

John Walker – traffic, garbage, parking, deliveries
154 Buckelew Ave

Elliot Stroul – 4 pizzerias and 3 barbershops in town already
110 Mendoker Drive

Diane Walker – traffic, accidents
154 Buckelew Ave

Jay Huang – parking, pollution, business in residential area
33 Forge St

Kurt Hulse – some commercial, parking not an issue
145 Buckelew Ave

Motion to close to public: Wright
Second: Sussman
All in favor

Walter Toto closed by saying that this application is a great tax ratable, would be a family business and one that would be different than anything in town.

Motion to deny: Davino
Second: Wright
In favor: Davino, Kozar, Wright, Zelasko, Howard
Opposed: Sussman, Kelty

Mike Balint asked Board members who denied the application to give an explanation;
Davino – congestion, traffic and parking
Kozar – traffic, ingress & egress on Forge St
Wright – detriment to neighborhood
Zelasko – traffic & congestion
Howard – traffic & congestion

Motion to adjourn: Wright
Second: Kozar
All in favor