

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
May 12, 2011**

Vice 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:	Rosanna Davino	John Walker
	Jon Kelty (7:25pm)	Brian Wright
	Otto Kostbar	Alt. I: George Zelasko
	Mayor LaMantia	Alt. II: Joseph Howard
	Sandy Sussman	Atty: Michael Balint
		Engineer: Jeff Staiger

Absent: Alex Koganov, Susan Kozar

Approval of minutes April 14, 2010

Motion: Zelasko

Second: Wright

All in Favor

Resolution #09-11 – Granting preliminary and final site plan approval with variance for on site parking and design waivers to East Railroad Ave Holdings, LLC for property known as Block 28, Lot 3 on the Tax map of the Borough of Jamesburg.

Motion: LaMantia

Second: Sussman

In Favor: Kostbar, LaMantia, Sussman, Wright, Zelasko, Howard, Walker

PUBLIC HEARING

Jamesburg Gas Holding, LLC – Block 73.04. Lot 28

Joseph Sciappa is the attorney for the applicant. He introduced Mr. Johal as the owner of the property in question. Mr. Johal has owned the property since 2010 but had leased it from the previous owner since 1991. No renovations are being done to the outside of the building. The inside will be made into a convenience store but most of the improvements are already done. New signage will replace the existing ones. The applicant would like the store and gas station to be open 24 hours a day.

Edward Bogan is the engineer for the applicant. He prepared the site plan and the exhibits. He also submitted some photos of the property and the existing conditions. Mr. Bogan explained that the drainage would not change and also the landscaping would be upgraded. The application needs two bulk variances for impervious coverage and minimum rear yard setbacks. There were some issues brought up regarding the egresses and ingresses. Mr. Bogan stated that Middlesex County required that two of the four driveways should be marked as "in" only. Mayor LaMantia stated that the plans he saw for the intersection has the gas station only having two driveways. The applicant did not submit, nor did the board receive an approval from Middlesex County Planning Board. Jon Kelty would like clarification on what the county has planned for the intersection. Mike Balint would like the application carried so that county approvals can be reviewed and also so that the signage plan can be reviewed by Jeff Staiger. Jeff would also like to see the circulation of traffic and pedestrian traffic. Mr. Schiappa stated that the applicant will come back to the next meeting with plans for food and gas deliveries and also new plans if the county plans have changed.

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

Edith Hetman – Parking, traffic, deliveries, safety, hours of operation
1 Ridgeview Road

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

Application will be carried to the June 9th meeting without further notice.

Motion to adjourn: Walker
Second: LaMantia
All in favor