

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**MINUTES  
December 9, 2010**

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
	Alexander Kogonov	Alt.I: George Zelasko
	Susan Kozar	Atty: Michael Balint

Randy Laks from Remington, Vernick & Vena appeared for Jeff Staiger

Absent: Patrick Connelly, Mayor LaMantia, John Longo

**Approval of minutes October 14, 2010**

Motion: Zelasko

Second: Kelty

In favor: All

**Resolution #08-10** - Granting lot area; building coverage; side yard setback variance for principal building and side yard setback variance for accessory building as requested by Denise and John Bolan for property known as Block 47.10, Lot 8 on the Tax Map of the Borough of Jamesburg.

Motion: Zelasko

Second: Kelty

In Favor: Kelty, Kozar, Zelasko, Walker

**Resolution #09-10** – Granting minor subdivision approval to adjust property line as requested by TD Bank, N.A. for properties known as Block 70, Lots 7.02 and 12.03 on the Tax Map of the Borough of Jamesburg.

Motion: Kelty

Second: Zelasko

In Favor: Kelty, Kozar, Zelasko, Walker

**PUBLIC HEARING**

**Hippeli – Block 45, Lot 15**

Michael Dowgin is the attorney for the applicant and Jeffrey Rauch is the engineer. Brian Wright recused himself. Mr. Rauch presented some exhibits of the property

and explained the application. The Hippeli's are proposing to put a tea room in the first floor of an already existing home. No changes are being made to the house. The second floor would be used as storage and an office for the applicant. Mr. Rauch explained that there is no lighting proposed except what is existing, there will only be occasional UPS deliveries and that the applicant is willing to put a fence along the driveway as a buffer. The applicant will also put in a lift or ramp per ADA requirements. Garbage will be minimal and they will use regular garbage pick up.

Kathleen Hippeli is the applicant. She explained that a tea room is a place for a small group of women to socialize. There would be finger sandwiches, tea, sweets in the afternoon on weekends only. Mrs. Hippeli has been researching and training for tea rooms for a few years. Tea functions will be held for two hours, two times a day on the weekends. Hours would be approximately 11am to 5 pm and would accommodate up to twenty people at each seating. The house would not be used weekdays unless there was a special occasion. Mrs. Hippeli explained that there would be one other employee besides herself. She also stated that the garbage would be equal or less than a normal household. Tea would be ordered in bulk and delivered occasionally via UPS. Other food items would be purchased by Mrs. Hippeli herself. She also explained that the patio in the yard would be used by guests but would not increase the number of patrons. Also, tea activities would not start until church functions are over as to not interfere with church parishioners parking on the street.

Motion to open to public: Zelasko  
Second: Kelty  
All in favor

Jessica Kemporowski – Parking, fire code, zoning  
180 Gatzmer Ave

Rev. Gary Filson – parking, interference with church activities  
9 West Church Street

Larry Hriczak – parking, safety issues  
2 Birchwood Lane

Roger Dreyling – parking, economic viability  
1700 Gatzmer Ave

Robert Farino – setting a precedent  
178 Gatzmer Ave

Bob Smisko – Farmers market, break ins  
174 Gatzmer Ave

Bridget Cutchall - parking  
176 Gatzmer Ave

Motion to close to public: Kelty

Second: Zelasko  
All in favor

At this time the matter will be carried to the January 13, 2011 meeting without further notice

**Motion to Adjourn:** Zelasko  
Second: Kozar  
All in Favor