

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
March 12, 2009**

The Attorney 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:	Patrick Connelly	John Walker
	Roseanna Davino	Brian Wright
	Mayor LaMantia	Alt. I: George Zelasko
	John Longo	Atty: Michael Balint
	Chris Perdoni	Engineer: Jeff Staiger

Approval of minutes January 8, 2009

Motion: Walker

Second: Wright

All in Favor

PUBLIC HEARING

Kovacs – Block 51, Lot 2 – Stuart Kovacs is the applicant and Jeffrey Rauch is the engineer for the applicant. Mr. Kovacs explained the application. He wants to demolish the existing front porch and put an enclosed wrap around porch with a bathroom addition. Exhibit A-1 was presented. It was a pack of property photos. Exhibit A-2 was a color rendering depicting the existing property and with the proposed additions.

Mr. Rauch reviewed the Engineer's letter. Because the lot is already undersized many of the variances already exist and any improvements to the home will cause a variance condition. There were many questions regarding impervious coverage and also regarding the existing fence. The Board members had some concerns with the 6 ft fence to the rear of the property. Some thought it may be blocking the view of oncoming traffic from Helmetta Rd. The applicant stated that he would replace the 6 ft fence with a 4ft one but does not want to remove the large evergreen trees that line the property. There was some discussion on the site triangle. The applicant's engineer stated that although a corner of the proposed addition falls within the site triangle, it would not impede with the site of people at the stop sign at Hooker St. and McKnight Ave.

Mr. Longo discussed with the applicant the possibility of siding the entire house to match the addition. Mr. Kovacs said he had no intention of re-siding the entire house but would be willing to do it.

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

Debra Szymanski – concerned with site triangle, also traffic hazards
111 McKnight Ave

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

Motion to approve with conditions: LaMantia
Second: Zelasko
In favor: Davino, LaMantia, Longo, Perdoni, Walker, Wright, Zelasko, Connell

Motion to Adjourn: LaMantia
Second: Walker
All in Favor