

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
December 13, 2012**

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:	Mayor Lowande	Brian Wright
	Daria Ludas	
	Sandy Sussman	Atty: Michael Balint
	John Walker	Engineer: Jeff Staiger

Absent: Davino, Howard, Kelty, Kozar, Zelasko

Approval of minutes October 11, 2012

Motion: Sussman

Second: Ludas

All in Favor

Resolution #06-12 – Granting a waiver from the parking requirements of the borough ordinance to provide adequate on-site parking for a medical office as requested by Hanna Gebre Medhin, M.D. for the property known as Block 43, Lot 13.01 on the Tax Map of the Borough of Jamesburg.

Motion: Lowande

Second: Ludas

In Favor: Lowande, Ludas, Sussman, Walker

Absent: Davino, Howard, Zelasko

PUBLIC HEARING

MJ, LLC – Block 28, Lot 4 – Attorney Michael Pane and Engineer John Truhan presented the application that was carried from the October meeting. They stated that some changes have been made to the previous plan. These changes include landscaping, fencing and trash enclosures. The former drive up window and cement divider will be removed. There will be additional screened lighting on the building and in the parking lot. The ordinance calls for box style lighting but colonial style is proposed and would need a waiver. The plan calls for benches to be placed in front of the building but Board members strongly opposed this and it was agreed that any furniture on the front porch would be taken in every night at closing.

Parking is a main concern for this application because a similar restaurant was approved for a neighboring property. That approval was granted to the same partners as this application. Mr. Pane stated that the applicant would rescind the previous approval if granted an approval for this application.

Motion to open to Public: Wright
Second: Ludas
All in favor

Amy Pratico – concerned about parking, would like ½ hr parking designated
19 East Railroad Ave.

Motion to close: Lowande
Second: Sussman
All in favor

Motion to approve with conditions: Ludas
Second: Sussman
In favor: Lowande, Ludas, Sussman, Wright, Walker

Motion to Adjourn: Lowande
Second: Ludas
All in Favor