

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
November 13, 2008**

The Vice Chairman 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 Brian Wright
 Mayor LaMantia Wolfgang Zehe
 John Longo Atty: Michael Balint
 Chris Perdoni Engineer: Jeff Staiger
 John Walker

Absent: Roseanna Davino, Susan Kozar, George Zelasko

Approval of minutes October 9, 2008

Motion: Walker
Second: LaMantia
All in Favor

PUBLIC HEARING

333 Forsgate Associates, Inc. – Jonathan Heilbrunn is the attorney for the applicant. He explained that with the original approval for the building the hours of operation were set to open at 8 am. Two of the tenants have the need to open earlier and would like to open at 6:30 am. Joseph Lombardi represented the applicant and stated that both Qwest Diagnostics and Curves leases are up and both would like to stay at the location but have the need to open earlier for the customers. Mr. Heilbrunn stated that they are only requesting relief for two tenants and all others would abide by the 8 am opening. Mr. Heilbrunn also stated that all residents within 200 ft were notified of this request.

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

Bernie Long –13 Warren Street
Zoning Officer, town should be business friendly; he has medical problems and must go to Monroe to get blood work done before work.

Elliot Stroul – 110 Mendoker Drive
Convenience, Best interest of the town

Carol Graham – Curves

Changing hours would be a great help to business since business is down due to the economy, no noise, only women

Motion to close to public: Longo

Second: Walker

All in favor

There was discussion about letting all businesses open, if needed, at 6:30 am. Mike Balint stated that just approving these two gives the Board more control and other businesses would need to get approval. Mr. Heilbrunn stated that there was some argument originally regarding restrictions to this property and there have not been any problems, but these two are legitimate businesses that want to serve the Jamesburg community. The applicant noticed 200 people and no one showed up to argue against this.

There was also some discussion about the lighting and one condition, if approved would be that the lights would not go on before 6:00 am. The Board agreed that they would like to see these two operations stay in the Borough and that no one from the neighborhood came out to protest.

Motion to approve with conditions: Zehe

Second: Perdoni

In Favor: LaMantia, Longo, Perdoni, Walker, Wright, Zehe, Connelly

Motion to Adjourn: Wright

Second: Longo

All in Favor