

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**MINUTES  
March 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:	Mayor LaMantia	Wolfgang Zehe
	John Longo	Alt. I: Chris Perdoni
	Gale Thomas	Atty: Michael Balint
	John Walker	Engineer: Jeff Staiger
	Brian Wright	

Absent: Patrick Connelly, Roseanna Davino, Susan Kozar

**Approval of minutes January 10, 2008**

Motion: Zehe  
Second: Wright  
All in Favor

**Resolution #06-08-** Recommending the re-zoning of a certain area of West Railroad Avenue extending from Church Street to the intersection with Gatzmer Avenue from the Professional Office/Residential and Retail Business Zones to the Neighborhood Commercial Zone District.

Motion: LaMantia  
Second: Longo  
In Favor: LaMantia, Longo, Thomas, Wright, Zehe, Perdoni, Walker

**PUBLIC HEARING**

**C & D Corp – Block 19, Lot 3**

Gus Siggelakis is the attorney for the applicants. Frank Antisell is the engineer. The attorney explained that the applicant is applying for a minor subdivision for 55 Pergola Avenue. They would like to renovate the existing single family home and build another on the new lot. Three variances are being applied for; a front yard setback, side yard setback and combined side yard setback. Exhibit A-1 is a color rendering of the site plan. Exhibit A-2 is an aerial map of the wetlands. The subject property does not have wetlands, there is a stream located behind the property behind the applicant's property.

Jeff Staiger asked if the applicant considered reducing the size of the existing house to avoid variances. The applicant can reduce the size of the garage and make the

lots conforming. The applicant had not considered this. Some Board members had concerns with giving approval due to the fact that the Ordinances were just changed to avoid non-conforming lots.

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

Josephine Mazzio - drainage  
56 Pergola Ave

Elliot Stroul – Lot size too small  
110 Mendoker Drive

Michelle Lynch – Fence, overgrowth  
51 Pergola Ave

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

At this point Mr. Siggelakis consulted with his client and decided to remove 4 ft. from the 1 ½ car garage. This will eliminate the need for the side yard variances and they would only need a variance for the existing front yard.

Motion to approve with conditions: Zehe  
Second: Perdoni  
In favor: LaMantia, Longo, Thomas, Wright, Zehe, Perdoni, Walker

**Motion to Adjourn:** Wright  
Second: Longo  
All in Favor