

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
May 8, 2008**

The 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
 Roseanna Davino Wolfgang Zehe
 Susan Kozar Alt. I: Chris Perdoni
 Mayor LaMantia Atty: Michael Balint
 John Longo
 Gale Thomas
 John Walker

Absent: Jeff Staiger

Approval of minutes March 13, 2008

Motion: Longo
Second: LaMantia
All in Favor

Resolution #07-08- Granting a Minor Subdivision with front yard setback variance for existing residence and a submission waiver to C & D Corp. for property known as Block 19, Lot 3 on the Tax Map of the Borough of Jamesburg.

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

Discussion

At the Public Hearing in April regarding the zoning change for West Railroad Avenue and resident questioned Block 39, Lot 1.02 was intended to be included in the change. The Block and Lot face Front Street and are listed on tax records as vacant land. The property in question is owned by Margaret and John Czapiga and houses Gray Rock Block Co. The Board agreed that the property was to be included due to the fact that part of Gray Rock's building is on the lot.

Motion to Open to Public: Longo
Second: LaMantia
In Favor: All

Donna Valese – Does not want is to be changed to Neighborhood Commercial!
14 Front Street

Margaret Czapiga – Business has been there since 1905. Was only changed to
PO/R last year, before was zoned General Business.

Michael Balint explained that the Land Use Board re-thought zoning due to limits
in the Master Plan. The property in question is two lots but functioning as one.
Mr. Longo explained that the Board is against spot zoning and if we were to
exclude this lot from the change we would be spot zoning. Chairman Connelly
explained that anyone in a residential zone would need to get a use variance if
they intended on putting anymore business on Front Street.

Motion to Close to Public: LaMantia

Second: Walker

In Favor: All

Motion to send back to Council as originally planned: Wright

Second: Davino

In Favor: Davino, Kozar, Thomas, Walker, Wright, Zehe, Perdoni, Connelly

Abstain: LaMantia, Longo

Motion to Adjourn: Wright

Second: Longo

All in Favor