

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
August 14, 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
 Mayor LaMantia Alt. I: Chris Perdoni
 John Longo Atty: Michael Balint
 John Walker Engineer: Jeff Staiger

Absent: Susan Kozar

Approval of minutes May 8, 2008

Motion: Walker
Second: Wright
All in Favor

PUBLIC HEARING

Spa Bella Sera, LLC – Block 42, Lot 8

Jonathan Heilbrunn is the attorney for the applicant. He explained that the application is for a site plan to allow a spa in an existing home. The home is zoned Central Business District and is an allowed use. There are two variances being requested. Mr. Heilbrunn stated that the applicant is willing to comply with all of the Engineer's requests in his review letter. Sharif Aly is the applicant's engineer. He reviewed the existing house and explained that a shed and pool in the rear would be removed to allow for parking. Mr. Aly explained that the Spa would be utilizing the existing alley to enter and exit the parking area. There was some discussion about making part of the alley a one way but the Board agreed that leaving it the way it is currently, would be better for everyone involved.

Nuzhap Mazir will be the manager of the spa. She is a licensed cosmetologist and esthetician. Ms. Nazir explained the services that would be provided. She also explained that there would be 3 employees and the spa would be open 6 days a week. Clients would be by appointment only, approximately 45 minutes to 1 hour for each appointment. Ms. Nazir stated that the basement would only

be for storage, there are no living quarters in the building and she would not be subletting the property to other people. Jeff Staiger stated that he reviewed the application based on the business being a professional office/healing clinic. The applicant has stated that the business would be more of a salon than an office, which changes the parking requirements. Due to this fact, 10 parking spaces would be required when only 7 are provided. Mike Balint suggested granting a parking waiver. There was more discussion on the parking and Mayor LaMantia suggested moving the handicapped parking space to the no parking zone(parallel to the alley), which would create 2 more spaces. The applicant and Board members agreed to this.

Motion to open to the public: LaMantia
Second: Davino
All in favor

Elliot Stroul – signage
110 Mendoker Drive

Greg Ludwig – signage, parking
5 W. Church Street

Motion to close to the public: LaMantia
Second: Walker
All in favor

Motion to approve with conditions: LaMantia
Second: Longo
In Favor: Davino, LaMantia, Longo, Walker, Wright, Zehe, Perdoni, Connelly
Opposed: None

Motion to Adjourn: LaMantia
Second: Longo
All in Favor