

**BOROUGH OF JAMESBURG
LAND USE BOARD MEETING
AGENDA
November 10, 2021
7:00 P.M.**

Chairman Walker shall call the meeting to order and announce that same is being held pursuant to the Open Public Meetings Act and that all provisions of that Act have been met. Also to be announced, in the event of a fire and pursuant to the N.J. Uniform Fire Code, that the members of the audience are requested to take notice of the exits at the front and rear of the room as well as in the main hallway.

Flag Salute

Roll Call:

Rosanna Davino

Joseph Howard

Susan Kozar

Mayor Lowande

Joseph Maccaro

Peter Shaughnessy

Shannon Spillane

Brian Wright

John Walker

Atty: Michael Balint

Eng: John LeCompte

Alt: Robert Boulogne

Alt: Patrick Connelly

Approval of Minutes October 14, 2021:

Motion:

Second:

Roll Call:

Approval of Executive Session Minutes October 14, 2021:

Motion:

Second:

Roll Call:

RESOLUTION #17-21 – Jamesburg Veterinary Hospital

Granting an extension of approval for preliminary and final major site plan approval with waivers and variances to allow a Veterinary Clinic in the former PNC Bank building for property known as Block 42, Lots 9 & 10 on the Tax Map of the Brough of Jamesburg

Motion:

Second:

Roll Call:

Abstain:

RESOLUTION #18-21 – DTMT, LLC

Granting an extension of approval for preliminary and final major site plan approval with variances to permit the conversion of existing post office to a mixed-use post office and laundromat for property known as Block 28, Lot 2.05 on the Tax Map of the Borough of Jamesburg.

Motion:

Second:

Roll Call:

Abstain:

RESOLUTION #19-21 – Sharon Weresow

Granting variances for existing conditions and for side yard set back to allow a stand by generator in the side yard of property known as Block 34, Lot 13 on the Tax Map of the Borough of Jamesburg

Motion:

Second:

Roll Call:

Abstain:

RESOLUTION #20-21-224 Forsgate Drive

Granting Amended Preliminary and final site plan approval and lot consolidation with design waivers and variances to permit 2 general office buildings on one lot for property known as Block 79, Lots 3.01 & 4 on the Tax Map of the Borough of Jamesburg

Motion:

Second:

Roll Call:

Abstain:

PUBLIC HEARING: Barbara Raczynski – Block 49, Lot 2

The applicant is requesting a Use Variance to change the existing dual use building (apartment upstairs and business downstairs) into a two-family home and a waiver of site plan.

Motion to Open Public Comment:

Motion:

Second:

In Favor:

Motion to Close Public Comment:

Motion:

Second:

In Favor:

Motion to Approve/Deny:

Motion:

Second:

Roll Call:

PUBLIC HEARING – 19 Vine Street

The applicant submitted and was denied for an application on this property in May 2021 (Resolution 11-21 is attached). The applicant is now requesting a Use Variance to change the single-family home to a two-family home and a waiver of site plan. He has reduced the occupancy and would be willing to do a deed restriction for any future owners.

Motion to Open Public Comment:

Motion:

Second:

In Favor:

Motion to Close Public Comment:

Motion:

Second:

In Favor:

Motion to Approve/Deny:

Motion:

Second:

Roll Call:

Motion to Adjourn:

Second:

All in Favor: