

**BOROUGH OF JAMESBURG
LAND USE BOARD MEETING
MINUTES
October 14, 2021**

Chairman John Walker called the meeting to order at 7:00 pm 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: Roseanna Davino
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Joseph Maccaro
 Peter Shaughnessy
 John Walker

Alt: Patrick Connelly

Absent: Shannon Spillane, Brian Wright, Robert Boulogne

Approval of Minutes September 9, 2021:

Motion: Maccaro

Second: Howard

In Favor: Davino, Howard, Kozar, Lowande, Maccaro, Shaughnessy, Walker, Connelly

RESOLUTION #16-21 – Jayesh Patel – 61 East Railroad Ave: Block 31, Lot 4

Granting an extension of the approval for preliminary and final site plan approval with variances to permit the construction of a mixed use residential and commercial building as requested by SSHJ, LLC for property known as Block 31, Lot 4 on the Tax Map of the Borough of Jamesburg

Motion: Davino

Second: Maccaro

Roll Call: Davino, Howard, Kozar, Lowande, Maccaro, Shaughnessy, Walker, Connelly

Ehab Ibrahim -36 West Railroad Avenue: Block Block 42, Lots 9 & 10

Otto Kostbar, Attorney for the applicant is requesting a one-year extension for his client Ehab Ibrahim (Jamesburg Vet). Due to COVID the process has been slowed down.

Motion to Approve:

Motion: Davino

Second: Kozar

All in Favor: Davino, Howard, Kozar, Lowande, Maccaro, Shaughnessy, Walker, Connelly

DTMT, LLC – 13 East Railroad Avenue: - Block 28, Lot 2.05

Otto Kostbar, Attorney for the applicant is requesting another one-year extension for his client DTMT, LLC. The Post Office will be staying in the building. Since that is now resolved, he is ready to move on. All bonds have been posted and he is ready to apply for permits.

Motion to Approve:

Motion: Davino

Second: Howard

All in Favor: Davino, Howard, Kozar, Lowande, Maccaro, Shaughnessy, Walker, Connelly

PUBLIC HEARING – Sharon Weresow – 8 Augusta Street– Block 37, Lot 13

The applicant is representing herself. Miss. Weresow is requesting Bulk Variance to install a standby generator. She has 2 children in college, one of who is doing classes at home. She tends to lose power a lot and it lasts for several days. The location she would like to install the generator is the best location due to where gas and electric lines are located. Also, the windows in that area do not open.

Board Engineer John LeCompte explained 10.22 ft. is required for the set back. The requested variance is for 9.22 ft.

Board Member Connelly wants to make sure she is granted the proper amount of relief.

Motion to Open Public Comment:

Motion: Howard

Second: Lowande

All in Favor: All

No one from the public wished to speak.

Motion to Close Public Comment:

Motion: Howard
Second: Lowande
All in Favor: All

Motion to Approve with Conditions: - Minimum set back from house for safety and pre-existing conditions.

Motion: Howard
Second: Davino
Roll Call: Davino, Howard, Kozar, Maccaro, Walker, Connelly

PUBLIC HEARING – 224 Forsgate Drive – Block 79, Lots 3.01 & 4

Kenneth Pape, Attorney for the applicant discussed they are her for site plan approval. Approvals given in the past were to convert from a home to an office. Later they received approvals for a medical office. He would like to combine the 2 properties.

Dan Doran – Engineer explained the existing lots and buildings, along with the driveways and parking area. The current sign will be removed. The existing building will remain as office space, the parking area behind the building will remain. There will be a storm basin added to Lot 4. Landscaping will be added to buffer the parking area. A 30 sq. ft. sign would be installed for both buildings. We are asking for Variance relief for the sign. If approved, we will consolidate both lots into one lot.

Miguel Seixeiro - owner of the building. We have 3 offices upstairs and the 1st floor is currently empty. We are proposing one office on each floor. There will be no office in the basement. I did use the basement as my office since 2006, but will not longer.

Bill Maresca – Zoning officer for the Borough explained there was no approval for an office in the basement. There is no 2nd means of egress. It was approved for storage only.

Dan Doran explained the basement now has egress access. The original plans did not show that.

John LeCompte – Board Engineer discussed the impervious coverage and if consolidated it will change.

Motion to Open Public Comment:

Motion: Howard
Second: Maccaro
All in Favor: All

Lisa Yang – Miss. Yang shares a driveway with 228 Forsgate and wants to be sure any changes being made will no interfere with her property.

Motion to Close Public Comment:

Motion: Howard
Second: Lowande
All in Favor: All

Motion to Approve with Conditions:

Motion: Maccaro
Second: Davino
Roll Call: Davino, Howard, Kozar, Maccaro, Walker, Connelly

CONDITIONS:

- Close old permits on Lot 4 - Replace with new
- Consolidate lots
- Variance for sign – will be for both properties
- Meet with Construction and Zoning Officials
- Remove the office from the basement on Lor 3.01
- Approval of basement entrance
- Amend chart of calculations for consolidated lot

Board Attorney Mike Balint feels there is a need to have an executive session regarding pending Litigation.

Motion to go into Executive Session:

Motion: Lowande
Second: Howard
In Favor: All

Motion to come out of Executive Session:

Motion: Maccaro
Second: Lowande
In Favor: All

Motion to Adjourn:

Motion: Maccaro
Second: Lowande
All in Favor: All