

**BOROUGH OF JAMESBURG
LAND USE BOARD VIRTUAL ZOOM MEETING
MINUTES
October 8, 2020**

Chairman John Walker called the meeting to order at 7:09 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	Shannon Spillane
	Joseph Howard	John Walker
	Susan Kozar	Brian Wright
	Mayor Lowande	Alt: Robert Boulogne
	Peter Shaughnessy	

Absent: Joseph Maccaro

Alt: Patrick Connelly

Otto Kostbar – Attorney for DTMT is requesting a 1-year extension:

The application was approved in 2017. December 2019 a 1-year extension was granted which is due to expire December 2020. W now have all approvals with the county and town. We are working out terms with the Post Office. We would require another year to get the project completed.

Loreli – Explained Permit Extension Act has been extended due to COVID 19. All will be extended for 6 months.

Mike Gallina – (owner of DTMT) – The Post Office has been challenging to work with. We are now working with a new team. They want to do the work themselves. We are waiting on final plans from them.

Motion to Approve 1-Year Extension:

Motion: Wright

Second: Davino

In Favor: Davino, Howard, Kozar, Lowande, Shaughnessy, Spillane, Wright, Walker, Boulogne

Approval of Minutes September 10, 2020:

Motion: Spillane

Second: Lowande

In Favor: Davino, Howard, Kozar, Lowande, Shaughnessy, Spillane, Walker, Wright

Abstain: Boulogne

PUBLIC HEARING: 3M INVESTORS, LLC: BLOCK 27, LOTS 7&8

Walter Toto, Attorney introduced the owner of the property Suruchi Manhn. The property was purchased in March of 2020 and has been vacant since it was purchased. The building consists of 2 floors with separate electric and entrances. There is only 1 water hook-up. The past 2 tenants use the property as a 2-family residence even though it is actually a single family. We are proposing two 3-bedroom apartments. The outside of the building will have new siding, roof and landscaping. The interior will have new kitchens, bathrooms, floors and plumbing. We would like to finish the project in 4 months.

Mike Balint – Land Use board Attorney questioned the status of the home when they purchased it. It was a single-family home that had 2 legal kitchens and entrances.

Brian Wright – Board member asked what makes it legal, and has any demo been done since purchased?

Bill Doran – Architect explained demo was done and home was cleaned out. New partitions were added to make the home structurally sound. They are proposing 3 bedrooms in each unit, with a living room, kitchen and bathroom. There will be a small addition of the 1st floor with a washer and dryer for both floors to use. We will be removing 80 sq.ft. from each floor to allow for a driveway to allow off street parking behind the building.

Walter Toto – Attorney for owner asked how many bedrooms were in the house when it was purchased? Were there 2 or 3 upstairs and downstairs? They are proposing 6 bedrooms total. Were some of the bedrooms illegal? This may have never been a legal 2 family home. If they want to make it legal approval from the board is required.

Without a use variance it would stay as a single family.

Bill Doran – Some of the rooms existed but were not up to code. All proposed rooms will be up to code and have smoke detectors.

Bill Maresca – Zoning Officer explained there were 4 bedrooms total in the house.

John LeCompte – Engineer for Jamesburg inquired if all the work was done through the building department with approvals. Bill Maresca explained there were 4 bedrooms.

Permits are on file for the kitchen and the bedrooms, but may not be for the bedrooms.

Per the Jamesburg tax Assessor this was a single-family home with 2 bedrooms upstairs and 2 bedrooms downstairs. The only permits issued on the property were for the demo of the interior of the building. This building has been vacant since 2015.

Borough Engineer John LeCompte as well as several Board Members had issues to the fact that the architectural drawings were not submitted until today. Board Attorney explained they cannot be considered tonight. They are required to be submitted 10 days prior to the meeting.

Dan Doran – Engineer and Planner explained the existing exterior of the home and what is to be proposed to change that exterior. We are looking for 2 waivers: 1 to remove the street trees and the other is the location of the driveway. We are also seeking 4 Bulk Variances: front and side set backs as well as the side yard. These are all a result of the existing site conditions. We are asking for a Use Variance for a two-family dwelling. The home already shows characteristics of a two-family. In order to be granted the Master Plan and Zoning Ordinance must be met. There will be physical improvements to the existing building which will enhance the economic value of other properties in the area. This has been abandoned for a while, we will renovate the entire structure. There are 7 homes in the area, 4 of which are 2-family. There will be no negative impact to the area by approving this as a 2-family home.

Engineer John LeCompte explained 2 variances, 1 being 2-family homes are not allowed in the Zone and a single-family home not to be converted to a 2-family. Several Board members have concerns over the size of the home. Possibly shrink the space to allow for a driveway to be installed.

The total number of occupants per floor would be a maximum of 8. The kitchen, living and dining area is to be all open space. There are concerns about the access into the 2nd floor apartment. The door would be in a bedroom. The board would like that changed so you could enter into the living area. The first-floor apartment door being in the driveway is a safety issue. Walter toto explained the applicant would be ok with removing a bedroom from each floor making the maximum occupancy 6 per floor. The owner would prefer to only have 4 people per floor.

Walter Toto would like for the Board not to vote on this tonight so revisions can be made to the plans, He would be ok for this to be carried to the November meeting.

Bill Doran to submit new plans.

.

Motion to Carry to November 12th for proper documents to be submitted:

Motion: Wright

Second: Boulogne

In Favor: Davino, Howard, Kozar, Lowande, Shaughnessy, Spillane Wright, Walker, Boulogne

Motion To Adjourn:

Motion: Wright

Second: Lowande