

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
February 13, 2020**

Chairman John Walker called the meeting to order at 7:05 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  
                                  Shannon Spillane  
                                  John Walker  
                                  Brian Wright

Absent: Alt: Robert Boulogne, Alt: Patrick Connelly

**Approval of Minutes January 9, 2020:**

Motion: Wright

Second: Howard

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

**RESOLUTION #06-20**- Granting an interpretation as requested by Luminosa Conde of a denial of a Zoning Permit by the Zoning Officer to permit the use of a former retail sale property for a Zumba exercise facility with the sale of health drink supplements on the property known as 22A West Railroad Ave, Block 42, Lot 12 on the Tax Map of the Borough of Jamesburg

Motion: Spillane

Second: Davino

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

### **Public Hearing – Vardhan Real Estate:**

Walter Toto, Attorney for the applicant opened the public hearing. The applicant is seeking preliminary and final site approval to construct a 9,000 sq. ft. medical building with 22 parking spaces on the property known as Block 38, Lots 6&7.

The property is owned by Mukesh Singh and his wife. He is a licensed Physician specializing in internal medicine, geriatric and wound care. He currently has 2 offices. One located in Somerset and one in Jamesburg. Mr. Singh also does house calls. He is looking to have 4 medical offices in the building. Two on the 1<sup>st</sup> floor and 2 on the 2<sup>nd</sup> floor. There will be a total of 12 employees including the 4 doctors. Approximately 20 patients per day will be seen, mostly by appointment, walk ins are welcome. It will be very rare to have all 4 doctors in the building at the same time

Engineer/Planner Dan Doran is asking for 4 design waivers. They are as follows:

- The size of the loading area to be 12x30 vs.12x50
- The location of the parking spot in the setback
- The location of the handicap parking spot in front of the building and the right of way
- The location of the driveway to be 4.9 ft. from the property line. It should be 10 ft.

The building will be located at the intersection of Hillside Ave. and West Railroad Ave. There is a 10ft alleyway which will not be utilized. The building will be 2 story and total 9,000 sq. ft. Hours will be Monday – Friday 7:00am-8:00pm and Saturday 7:00am-4:00pm. You will enter from West Railroad Ave. and exit onto Hillside Ave. The main entrance will be on West Railroad Ave. There will be a trash enclosure which will be blocked by evergreen trees. A 2<sup>nd</sup> trash enclosed will be located on Block 8 next door. The signs will be wall mounted only, no free-standing signs. Landscaping will be shade trees, arborvitaes and flowering shrubs. Lighting will light up all walkways but will be minimal to the neighbors. Lights will only be on during office hours. The entrance will have an overhang with soffit lights. He is asking for a Bulk Variance for parking. Based on the ITE recommendations 29 spaces are required. With the 22 proposed spots and available parking in close proximity we will meet the requirements.

Engineer/Planner William Doran described there will be an elevator to the 2<sup>nd</sup> floor. The bathrooms will be ADA approved. The heating and cooling systems will be on the rooftop and the building will be brick with stucco trim. The front of the building will be glass. Sprinklers will be installed, there will be no basement or attic. The main entrance will be in the front of the building with another entrance in the back which will be for employees only.

Traffic Analyst Justin Taylor explained the 22 parking spaces will be more than sufficient being there are an additional 45 spaces available within a 3-block radius of the building.

As of the time of the public hearing, no floor plan was available. The 2<sup>nd</sup> floor is to be used for specialty care only and approved by the Zoning Officer once the space is established.

**Motion to Open Public Comment:**

Motion: Wright  
Second: Howard  
In Favor: All

**Motion to Close Public Comment:**

Motion: Kozar  
Second: Howard  
In Favor: All

**Motion to Approve with Conditions:**

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

**Conditions:**

- Maximum of 2 Dr. offices on each floor
- Maximum of 4 separate offices for medical
- Hours Mon-Fri 7am-8pm, Saturday – 7am-4pm
- 1 trash enclosure for the building
- 1 trash enclosure for Lot 8 (easement subject to review and approval by Engineer and Attorney)
- No vehicles stored on site
- Specialty care only on 2<sup>nd</sup> floor
- Plans for 2<sup>nd</sup> floor to be approved by Zoning Officer or brought to the Board for approval
- No free-standing signs
- 2 wall mount signs – back lit – review and approval by Engineer – no box signs
- Variances for parking required
- 2 design waivers granted (see above)
- ADA Compliant parking area, elevator and restrooms

**Motion To Adjourn:**

Motion: Kozar  
Second: Howard  
In Favor: All

