

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**AGENDA  
May 14, 2015  
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  
Niki Durando  
Joseph Howard  
Susan Kozar  
Mayor Lowande  
Joseph Maccaro

Shannon Spillane  
John Walker  
Brian Wright  
Alt. I: John (Bruce) Rampacek  
Atty: Michael Balint  
Eng: Alan Dittenhofer

**Approval of Minutes March 12, 2015**

Motion:

Second:

In Favor:

**PUBLIC HEARING**

**Hippeli – Block 45, Lot 15** – The applicant is requesting an amendment to Resolution # 07-11, condition 5, which limits the hours of operation and the number of patrons to the tea room located at 170 Gatzmer Ave.

Motion:

Second:

Roll Call:

**Duarte – Block 40, Lot 10** – The applicant is seeking Preliminary and Final Major Site Plan approval. They are proposing to convert an existing two family dwelling into a multi-use building that includes two commercial uses on the ground floor and two one bedroom apartments on the second floor. This application was carried from March 12, 2015. **(All material on this application was included in the March meeting packet)**

Motion:

Second:  
Roll Call:

**Motion to Adjourn:**  
Second:  
All in Favor: