

**BOROUGH OF JAMESBURG
LAND USE BOARD
AGENDA
December 14, 2017
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

Coleen Rutsky
Brian Wright

Chairman: John Walker

Atty: Michael Balint
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

Approval of Minutes November 9, 2017

Motion:

Second:

In Favor:

RESOLUTION #12-17 – Granting amendment to preliminary and final major site plan approval with variances to permit the conversion of the existing Post Office building to a mixed use Post Office facility and Laundromat as requested by DTMT, LLC for the property known as Block 28, Lot 2.05 on the tax map of the Borough of Jamesburg

Motion:

Second:

Roll Call:

RESOLUTION #13-17 - Denying an interpretation of a Zoning Ordinance sought by John Rhoades seeking to allow a fully developed basement to be occupied by a third party and not be considered a separate living space or residential apartment in a two

story house located on property known as Block 41, Lot 6 on the tax map of the Borough of Jamesburg

Motion:
Second:
Roll Call:

RESOLUTION #14-17 – Granting an extension of approval of a Use variance with preliminary and final major site plan approval with variances for fence location and height, for sign sizes and number of façade signs to permit a gasoline service station and convenience store use as requested by Quick Chek Corporation for the property known as Block 44, Lots 1.01-1.03 & 2-4 on the tax map of the Borough of Jamesburg.

Motion:
Second:
Roll Call:

RESOLUTION #15-17 - Pragre, LLC: Granting a Use Variance, design waivers for existing conditions and waiver of formal site plan to permit the continued use of an existing two story building for professional office use on property known as Block 69, Lot 1.02 on the tax map of the Borough of Jamesburg

Motion:
Second:
Roll Call:

PUBLIC HEARING: SSHJ, LLC. Block 31, Lot 4

The owner and applicant of the above mentioned property is SSHJ,LLC. The applicant is represented by Otto J. Kostbar, Esq. with Beth Kenderdine, P.E. of Edwards Engineering Group as the engineer. The site is located on the Southeasterly corner of East Railroad Avenue and Augusta Street. The .37 acre site is located within the Central Business District. There is currently a multi-story residential two family dwelling with wood porches, a shed, concrete walks and a concrete driveway. The remainder of the property is lawn and several trees. The applicant proposes to remove the on-site improvements and construct a mixed use building with retail on the first floor and 3 apartments on the second floor. The Applicant proposes 1 two bedroom apartment and 2 one bedroom apartments. The building is approximately 4,600 sf. The site plan includes parking for 19 vehicles, curbing, sidewalks, lighting and landscaping. There is a proposed two-way access drive onto East Railroad Avenue and a proposed one-way access drive on Augusta Street.

Motion to Open Public Comment:
Second:
In Favor:

Motion to Close Public Comment:

Second:

In Favor:

PUBLIC HEARING: Musa & Charito Macapodi: Block 28, Lot 6

The owner of the property and applicant is Musa & Charito Macapodi. The owner is not represented by any professionals for this application. The site is located at the northeasterly corner of the intersection of Church Street and East railroad Avenue. The site is located within the CBD – Central Business District Zone.

By Resolution #10-04 memorialized on May 13, 2004, Macapodi Realty received Preliminary & Final Site Plan approval with certain waivers and variances for conversion of a two-story home to a professional office use for a dental office.

The applicant is proposing multiple use professional offices on the property for the first and second floor. Professional offices are permitted use within the CBD zone.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

PUBLIC HEARING:Life Storage; Block 71.01, Lot 9.01 & 10.01

The owner of the property is Sovran HHF Storage Holdings, LLC. The applicant is Life Storage, L.P. The applicant is represented by Walter Toto, Esq. and the applicant's engineer is Mr. Andrew Cangiango, of Keller & Kirkpatrick, Inc and the Applicant's Traffic Engineer if Mr. Judd Rocciola, of Rocciola Engineering. The property is located at 266 and 270 Gatzmer Avenue in the Borough of Jamesburg and is in the NC-Neighborhood Commercial Zone. The project site consists of two lots. (Lots 9.01 & 10.01) Lot 9.01 is presently a sales/rental office for an existing self-storage facility located on the adjoining lot to the rear of 9.01 in Monroe Township. Lot 10.01 is presently vacant with two access driveways. Self-storage facilities are not a permitted use in the NC zone. The applicant, Life Storage is requesting a Use Variance to expand the non-conforming storage facility. The applicant is proposing to construct a 31,780 two story self-storage facility with a total of 201 units. Additional variances will be required for the truck rental company based out of the existing sales/rental office.

This application is for use variance only. If the Use Variance is granted, the Applicant will return before the board with a full set of site plans.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

PUBLIC HEARING: NARESH PATEL, Block 20, Lots 463-468: The applicant Naresh Patel is proposing to subdivide the above mentioned block and lots into two undersized lots which will require variances. The property is located at the southeast intersection of Duane Street and Cavour Avenue. The lot is in the R75 Residential Zone. At the present time the existing site is vacant. The applicant is proposing to subdivide existing Lots 463 – 468 into two non-conforming lots. The new lots are 7,000 sq. ft. and 8,000 sq. ft. No other improvements are proposed at this time.

Motion to Open Public Comment:

Second:

In Favor:

Motion to Close Public Comment:

Second:

In Favor:

Motion to Adjourn:

Second:

All in Favor: