

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
AGENDA  
DECEMBER 13, 2018  
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  
John Walker  
Brian Wright

Atty: Michael Balint  
Eng: John LeCompte

Alt: Robert Boulogne

Alt: Shannon Spillane

**Approval of Minutes November 8, 2018**

Motion:

Second:

In Favor

**Approval of Executive Session Minutes November 8, 2018**

Motion:

Second:

In Favor

**RESOLUTION #17-18: John Shay – 126 Buckelew Ave: Block 10, Lot 3**

Granting side yard setback and accessory building height variance approval and lot width and driveway setback variances for existing conditions and submission waivers to permit the erection of a garage for the storage of personal motor vehicles to John Shay for property known as Block 10, Lot 3 on the Tax Map of the Borough of Jamesburg.

Motion:

Second:

Roll Call:

**RESOLUTION #18-18: JP OF ALL TRADES: 98 William St.: Block 11, Lot 7.01**

Granting a Use Variance approval with Bulk Variances for existing conditions and waiver of preliminary and final site plan approval to allow the use of an existing commercial building for the storage of personal motor vehicles to JP of All Trades, LLC for the property known as Block 11, Lot 7.01 on the Tax Map of the Borough of Jamesburg.

Motion:

Second:

Roll Call:

**INTERPRETATION: Naresh Patel – 131-133 Duane Street**

The applicant Naresh Patel is looking for an interpretation of Resolution #06-18 which was memorialized in February 2018.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to close Public Comment:**

Second:

In Favor:

**PUBLIC HEARING: Leonard Abatangelo: 8 East Church Street: Block 29, Lot 18**

The applicant is Leonard Abatangelo. The applicants Attorney is Otto Kostbar and Engineer is Korali E. Totten of Crest Engineering Associates. The property is located at 8 east Church Street and is in the R-75 Zone. The site is presently occupied by a 2-family dwelling which is not permitted in the R-75 Zone. The applicant is requesting a Use Variance to maintain the two-family on site.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to close Public Comment:**

Second:

In Favor:

**Motion to Approve/Deny:**

Second:

In Favor:

**Motion to Adjourn:**

Second:

All in Favor: