

**BOROUGH OF JAMESBURG  
LAND USE BOARD**

**AGENDA  
FEBRUARY 8, 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

**RESOLUTION# 07-18 – SSHJ, LLC: Block 31, Lot 4**

Granting a Use Variance approval and reserving decision on preliminary and final site plan approval with variances to allow a mixed use commercial and residential building to SSHJ, LLC for property known as Block 31, Lot 4 on the Tax Map of the Borough of Jamesburg

Motion:  
Second:  
Roll Call:

**RESOLUTION #08-18 –Musa and Charito Macapodi: Block 28, Lot 6**

Granting a request for change of use with existing variances to permit the conversion of a two-story dental office to two separate professional office uses on property known as Block 28, Lot 6 on the Borough of Jamesburg Tax Map.

Motion:  
Second:  
Roll Call:

**Approval of Minutes January 11, 2018**

Motion:  
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 is 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:

**Motion to Approve:**

Second:  
In Favor:

**PUBLIC HEARING: SaVal Enterprises, LLC: Block 16, Lot 4.02**

The applicant/owner of the property is SaVal Enterprises, LLC. The applicant is represented by James A. Mitchell, Esq. with Steven R. Savino as the applicant's

architect. The property is located on the North side of Buckelew Ave. between Emma Street and Lake Street. The address is 189 Buckelew Ave. and is within the R-75 Medium Residential Zone. The lots on either side of the site are within the R-75 – Medium Residential Zone. Directly across the site is the RB – Retail Business Zone and to the rear is the RH - High Density Residential Zone.

The applicant, SalVal Enterprises, LLC is requesting a Use Variance to change the existing single family home to a two-family home. The applicant indicates that at some time in the past this dwelling was a two-family dwelling that was converted to a single family. The applicant is not proposing any site improvements.

**Motion to Open Public Comment:**

Second:  
In Favor:

**Motion to Close Public Comment:**

Second:  
In Favor:

**Motion to Approve:**

Second:  
In Favor:

**PUBLIC HEARING: Peter Rosato, 226 Forsgate Dr. Block 79, Lot 4 & 13**

The owner and applicant of the above mentioned property is Peter Rosato. The applicant is represented by Walter Toto, Esg. With Daniel M. Doran, P.E. as the Engineer.

The site is located within the PO/R-(Professional/Office Residential Zone).The applicant previously received approval from the Board on June 13, 2013 as Resolution #08-13 to convert the existing residential structure to a general office use. The office use would be used for the applicant's professional health care management business which is permitted in the PO/R Zone. This approval included minor exterior renovations and 6 parking spaces.

The applicant came back before the Board and received approval on April 10, 2014 as Resolution #06-14 to permit a medical and professional office use. The medical office was proposed for the 1<sup>st</sup> floor and the professional health care management office on the 2<sup>nd</sup> floor. This approval included 15 parking spaces with egress onto Elliot Place and a single driveway onto Forsgate Drive.

The applicant is requesting Amended Site Plan Approval to provide a new traffic circulation with egress and ingress from Forsgate Drive, a new parking layout for 9 parking spaces and an above ground storm water basin.

**Motion to Open Public Comment:**

Second:

In Favor:

**Motion to Close Public Comment:**

Second:

In Favor:

**Motion to Approve:**

Second:

In Favor:

**Motion to Adjourn:**

Second:

All in Favor: