

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**AGENDA
MARCH 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# 09-18 – Sal/Val Enterprises: Block 16, Lot 4.02

Granting a Use Variance approval to allow the conversion of a single family home to a two family home to Sal/Val Enterprises, LLC on the Property known as Block 16, Lot 4.02 on the Tax Map of the Borough of Jamesburg.

Motion:
Second:
Roll Call:

RESOLUTION #10-18 – Life Storage: Block 71.01, Lot 9.01 & 10.01

Granting a Use Variance approval to allow expansion of an existing self- storage facility and the rental of box trucks to Life Storage, LP for property known as Block 71.01, Lots 9.01 & 10.01 on the Tax map of the Borough of Jamesburg.

Motion:
Second:
Roll Call:

RESOLUTION #11-18 – Peter Rosato, 226 Forsgate Drive, Block 16, Lot 4.02

Granting amended preliminary and final site plan approval with design waivers to permit two general office uses as requested by Peter Rosato for property known as Block 79, Lots 4 & 13 on the Tax Map of the Borough of Jamesburg.

Motion:
Second:
Roll Call

Approval of Minutes January 11, 2018

Motion:
Second:
In Favor:

Approval of Minute February 8, 2018

Motion:
Second:
In Favor:

PUBLIC HEARING:217 Gatzmer Ave: Block 38, Lot 5

The owner of the property is Amal Mikhail. He is represented by Attorney Rebecca A. Hand, Esq., Engineer Wayne Ingram, PE of E&LP, and Architect William J. Doran, AIA. The property is located at 217 Gatzmer Ave in the Borough and is in the R-75 Zone.

The property contains .15 acres.

The existing improvements include a 100 se shed, a wall, sidewalk along Gatzmer Ave., a paved driveway along Hillside Ave., and a 6ft high vinyl fence.

The applicant, Amal Mikhail is requesting a Bulk Variance to construct a 2.5 story single family dwelling to replace a 2.5 single family dwelling that was demolished due to a fire.

The lot is an existing undersized lot. Improvements include a proposed driveway and depressed curb along Hillside Ave.

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: