

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
May 13, 2010**

The Vice Chairman called the meeting to order and announced that the same was being held pursuant to the Open Public Meetings Act and that all the provisions of the Act had been met.

Flag Salute

Roll Call: Present: Patrick Connelly Brian Wright
 Roseanna Davino Alt. I: George Zelasko
 Jon Kelty Atty: Michael Balint
 Alexander Koganov Engineer: Jeff Staiger
 Mayor LaMantia
 John Longo

Absent: Susan Kozar, John Walker

Approval of minutes February 11, 2010

Motion: Zelasko
Second: Koganov
In favor: All

PUBLIC HEARING

Nicole & Angela Properties – Block 17, Lot 9

The application was deemed incomplete by the engineer due to the fact that no recreation area was included in the plans. Ken Pape, the attorney for the applicant would like the Board to waive this requirement because he would rather discuss the recreation area with the Board before doing anything. Mr. Pape stated that the recreation area was not shown because the applicant is not anticipating many children in the complex and would rather make the area more useful to adults and families. Mr. Pape is asking that the Board grant completeness and allow the applicant to submit a recreation area at a later date.

Mike Balint explained to the Board that once an application is deemed complete the Board must make a decision within 60 days on the application. Mr. Pape stated that the applicant is willing to waive the 60 time clock. He stated the applicant will provide 120 days for the Board to review if completeness is granted tonight. Board members were asked for opinions on the completeness issues. Some members wanted to see the recreation plan but the majority thought completeness should be granted so that the application can proceed.

Richard O'Connor is the engineer for the applicant. He explained the changes in the conversion. The building will have the same number of units but be reduced by 800 sf to allow for an increase in the fire lane. There are now 87 parking spaces provided when there were 75 previously. Mr. O'Connor also explained that with the new laws previous variances that were granted cannot be used, the new plan must comply totally. He also discussed the areas to be used for recreation.

Rob Larsen is the architect for the applicant. He supplied the Board with exhibits to show elevation and unit plans. The building will still have 45 units, as approved previously but the footprint has been reduced. Parking will be on the lower level with three levels of living above. Mr. Larsen explained that the target group for sale would be young professionals and that the prices for the one and two bedroom units would be affordable at less than \$200,000. Planner James Higgins also stated that the target group would be young professionals or empty nesters. He explained that the application addresses all the issues in the new statute and that the Board would need to prove that there is a substantial detriment to the community if they deny the application. He believes that the project provides a benefit to the work force and that it is consistent with the borough Master Plan and Zoning Ordinance.

The Board stated that they would like the traffic study revisited due to new development in the area and new businesses. Some Board members questioned the need for this type of housing in Jamesburg and if a study was done to determine this. Mr. Pape stated that the State of New Jersey declared that there is a need for this type of housing and that there is no need for an analysis of Jamesburg's needs to be done.

Motion to open to public: Connelly
Second: Koganov
All in favor

Robert Maglies – for sale or rent? 20 reasons he feels is detrimental to area
41 Lake Ave
Helmetta

Juanita Ballesteros – traffic, garbage, dogs
27 Lake St.

Elliot Stroul – economic impact to community
110 Mendoker Dr.

Michelle Squillante – traffic, garbage
35 Lake St.

Heather Dollier – kids and dogs, traffic
8B Lake Street

Motion to close to public: LaMantia
Second: Longo
All in favor

Mayor LaMantia would like a traffic study and community impact study done before a vote is taken on this. Mr. Pape and the applicant agreed to a traffic study but will not do the impact study. It is not required by statute.

The application will be carried to the June 10, 2010 meeting with no further notice, so the traffic study can get done.

Motion to Adjourn: Longo

Second: LaMantia

All in Favor