

**BOROUGH OF JAMESBURG
LAND USE BOARD**

**MINUTES
March 13, 2014**

Brian Wright 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:	Roseanna Davino	Joseph Maccaro
	Joseph Howard	Brian Wright
	Mayor Lowande	Atty: Michael Balint
	Daria Ludas	

John LeCompte appeared for Alan Dittenhofer.

Absent: Durando, Kozar, Walker, Rampacek

Approval of minutes January 9, 2013

Motion: Davino

Second: Lowande

In favor: Davino, Howard, Lowande, Ludas, Maccaro, Wright

PUBLIC HEARING

Rosato – Block 79, Lots 4 & 13 – The application was carried from the December meeting. Joe Maccaro stated that he listened to the tape from that meeting so he will be eligible to vote on this application. Walter Toto, the applicant's attorney stated that Mr. Rosato and his professionals met with the neighbors to discuss their concerns. Ernest Feist is the engineer for the applicant. He revised the original site plan after meeting with the neighbors. He added a different landscape buffer and bollards and chains to close the parking lot after hours. He also suggested a speed bump in the rear of the property to keep people from speeding through. There will be a chain across the Forsgate drive entrance to the property after hours and signage that it is private property and not a thru-road. After meeting with the neighbors, they stated they did not want a tall fence or bushes buffering the property. All the neighbors on Elliot drive watch out for each other's properties and these items would deter them from doing that. Mr. Feist suggested some lower bushes and no fence. There will also be grading done so all storm water will remain on property and in dry wells. Mr. LeCompte stated he reviewed the proposed drainage and it is adequate.

Motion to open to the public: Howard

Second: Lowande

All in favor

Jabazz Spence – drainage
2 Elliot Place

Mr. Feist explained the dry wells and stated they would not create any problems in the neighbors' basements.

JoAnn Ness – parking and drainage.
6 Elliot Place

Mr. Balint explained to Ms. Ness that the Board does not have jurisdiction on parking and cannot authorize "No Parking" signs unless the road is designated no parking by Borough ordinance. Mayor Lowande stated she will check with the police as to what the parking is on Elliot Place.

Motion to close to the public: Howard
Second: Ludas
All in favor

Motion to approve with conditions: Lowande
Second: Davino
Roll Call: Davino, Howard, Lowande, Ludas, Maccaro, Wright

Motion to Adjourn: Howard
Second: Ludas
All in Favor