

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
December 14, 2017**

Vice Chairperson Roseanna Davino called the meeting to order at 7:05 PM 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: Chairman: John Walker
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Joseph Maccaro
 Coleen Rutsky
 Brian Wright
 Alt: Robert Boulogne

Absent: Roseanna Davino, Niki Durando, Alt. Shannon Spillane

Approval of Minutes November 9, 2017

Motion: Maccaro

Second: Howard

In Favor: Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Approve Resolution #12-17

Motion: Wright

Second: Howard

In Favor: Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Approve Resolution #13-17

Motion: Maccaro

Second: Howard

In Favor: : Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Boulogne

Abstain: Lowande

Approve Resolution #14-17

Motion: Wright

Second: Kozar

In Favor: : Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Boulogne

Abstain: Lowande

Approve Resolution #15-17

Motion: Howard

Second: Rutsky

In Favor: : Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Boulogne

Abstain: Lowande

PUBLIC HEARING:

SSHJ, LLC, Block 31, Lot 4:

The public hearing for SSHJ, LLC has been carried over to the January 11, 2018 meeting at 7:00 PM.

Musa & Charito Macapodi: Block 28, Lot 6:

Mr. Macapodi is requesting approval for multiple uses for a professional office. There will be no renovations done to the building. He is requesting a waiver for site plans.

Engineer John LeCompte explained for a building that size 16 parking spots are required; however, it was approved for 9 parking spaces. Will this be acceptable?

Attorney Mike Balint advised the applicant come back the next meeting with proposed uses of the space.

Mr. Macapodi will be heard at the January 11, 2018 meeting.

Life Storage: Block 71.01, Lot 9.01 & 10.01:

Walter Toto, the Attorney for Life Storage has requested the hearing be carried over until January 11, 2018. Mr. Toto will re notice in the paper.

Naresh Patel: Block 20, Lots 463-468:

Jim Stahl, Attorney for Naresh Patel explained why Mr. Patel is coming before the board for a 2nd time. He was not prepared with an Engineer or Attorney the first time he approached the board regarding a sub-division of his property.

Mr. Patel has made changes to the set back and lot sizes. The lot sizes will be 80' x 100' and 70' x 100'. The Attorney and Engineer are here to help Mr. Patel.

Shariff Aly – Hammertech Engineering is the Engineer for Mr. Patel. Mr. Aly explained the first application was denied due to the fact plans were not submitted. The 1st set of plans was done by a surveyor not an Engineer.

Originally the set back for the property was 12 feet, this has been re-configured to be 25 feet. Not only was the set back changed, the 2 proposed houses have been changed along with utilities, elevation, curbs and sidewalks to be added. A handicap ramp will also be installed.

Board Chairman John Walker was impressed with Mr. Patel coming before the board for a 2nd time with all the proper paperwork, an Attorney and Engineer. He feels Mr. Patel should be heard. Board members Lowande and Wright also agree Mr. Patel should be heard.

Mr. Chadwick – Licensed Professional Planner in the State of New Jersey showed the board an aerial view of the property. He also spoke of the Zoning in the area which consists of single family and duplex homes. The area is Zoned for 10,000 sq. ft. lots, however there aren't any lots of that size in the area. The proposed dwellings will be of size to fit in the neighborhood. Greenery will be put up creating an evergreen screen. The sidewalk will be improved. We feel there are more positives than negatives in this being approved.

Motion to Open Public Comment:

Motion: Howard

Second: Boulogne

In Favor: Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Elliott Stroul – 110 Mendoker Drive – Mr. Strouls lives 60 feet from the proposed site. He has concerns over the intersection not being controlled, especially with 2 driveways being added and trees blocking the views. He also feels if the house is worth \$400,000 Mr. Patel will not get that kind of money in that area.

Engineer John LeCompte stated the applicant will have to address all the items in the review letter and site triangle.

Board Chairman John Walker has concerns with the fact that Jamesburg already has a lot of vacant homes and he really would not like to see 2 more. Also, why put up 2 houses instead of 1 larger one? In that case no variance will be needed.

It was explained a larger home wouldn't fit into the neighborhood as good as 2 smaller homes.

Motion to Close Public Comment.

Motion: Howard

Second: Maccaro

In Favor: Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Motion to Approve:

Motion: Lowande

Second: Howard

In Favor: Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

Motion To Adjourn:

Motion: Howard

Second: Wright

In Favor: Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Walker, Boulogne

