

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
July 13, 2017**

Board Member Roseanna Davino called the meeting to order at 7:12 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: Roseanna Davino
 Niki Durando
 Joseph Howard
 Susan Kozar
 Mayor Lowande
 Brian Wright

Alt: Robert Boulogne

Absent: Joseph Maccaro, Coleen Rutsky, Chairman John Walker, Alt. Shannon Spillane

Approval of Minutes June 8, 2017

Motion: Lowande

Second: Howard

In Favor: Davino, Durando, Howard, Kozar Lowande, Wright, Boulogne

PUBLIC HEARING: JARRETT CODD - Block 12, Lot 9

Lawrence Sachs, Attorney for Jarrett Codd explained the above mentioned dwelling has been a two family home for many years. The family purchased the home in 2002. Even though tax records show it as a single family home, it has always been utilized as a two family. The home was destroyed by fire in January 2016. The family is looking to get an approval for a Use Variance to rebuild the home into a two family like it previously was before the fire. Mr. Sachs gave the Land Use Board photos of the dwelling as it looked before the fire, and how it looks since the renovation. The pool on the property will remain as is. The existing fence will be replaced. There is a front parking area. They are willing to pave the area to make it look more presentable.

Mr. Codd explained the first floor will consist of 3 bedrooms, 1 bathroom, a living room, dining room and kitchen. The second floor will have 1 bedroom, 1 bathroom, kitchen and living room. Mr. Codd's mother will be occupying the second floor. They have also leveled off the peak on the back roof to make it a flat seating area.

Miss. Coffin, Engineer for Mr. Codd explained this is an undersized lot that already had an existing two family dwelling on it and they are seeking to rebuild as a two family. She feels

since the size of the home is not changing it will meet current standards. In approving the Use Variance she feels it will not cause any detriment to the community.

Borough Engineer John LeCompte asked about the size of the porch on the front of the home. He also wanted to make sure they were not encroaching further into the property line. Also, he questioned the square footage being the same as it was before the fire. Mr. LeCompte is requesting a revised plan to show the paved parking area.

Board Member Wright was concerned with the fact that Mr. Codd proceeded to get permits and rebuild the home as a two family home without getting the approval for the Use Variance. The tax records show this as a single family dwelling, so the permits were issued based on that. The owner was previously asked to remove one of the front doors, but continued the renovations with 2 front doors.

Motion to Open Public Comment:

Motion: Kozar

Second: Lowande

In Favor: Davino, Durando, Howard, Kozar Lowande, Wright, Boulogne

Motion to Close Public Comment.

Motion: Howard

Second: Wright

In Favor: Davino, Durando, Howard, Kozar Lowande, Wright, Boulogne

Motion to Approve Use Variance:

Motion: Lowande

Second: Howard

In Favor: Davino, Durando, Howard, Kozar Lowande, Boulogne

Opposed: Wright

Motion to Open Public Comment:

Motion: Lowande

Second: Howard

In Favor: Davino, Durando, Howard, Kozar Lowande, Wright, Boulogne

Motion to Close Public Comment:

Motion: Howard

Second: Lowande

In Favor: Davino, Durando, Howard, Kozar Lowande, Wright, Boulogne

Motion To Adjourn:

Motion: Wright

Second: Lowande

In Favor: Davino, Durando, Howard, Kozar, Lowande, Wright, Boulogne

