

**BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
February 8, 2018**

Secretary Susan Boulogne 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:

Niki Durando
Joseph Howard
Susan Kozar
Mayor Lowande
Joseph Maccaro
Coleen Rutsky
Brian Wright
Alt: Robert Boulogne
Alt. Shannon Spillane

Absent: Roseanna Davino, Chairman John Walker

Attorney Mike Balint Motioned to Elect A Temporary Chair::

Proposed: Brian Wright Motioned for Joe Maccaro

Second: Howard

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright

Approve Resolution 07-18 –SSHJ,LLC: Block 31, Lot 4

Resolution granting a Use Variance approval and reserving decision on preliminary and final site plan approval with variances to allow a mixed use commercial and residential building on the above mentioned property.

Motion: Howard

Second: Spillane

In Favor: Durando, Howard, Kozar, Maccaro, Boulogne, Spillane

Abstain : Wright

Approve Resolution #08-18 – Musa and Chairto Macapodi: Block 28, Lot 8

Resolution granting a request for change of use with existing variances to permit the conversion of a two-story dental office to two separate professional offices on the above mentioned property.

Motion: Wright

Second: Howard

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Approval of Minutes January 11, 2018:

Minutes were tabled until the march 8th meeting.

PUBLIC HEARING:

Life Storage: Block 71.01, Lot 9.01 & 10.01

Walter Toto, Attorney for Life Storage is requesting Use variance relief. Four witnesses spoke on behalf of Life Storage. Timothy Macvittie the Construction Manager overseeing new construction for the facility explained that Life Storage bought the facility from Lackland Storage in 2014. There are currently 2 types of units on the property. There is the traditional garage style, and a climate control unit. The 210 new units they are proposing will all be climate controlled. At the current time Life Storage has 2 full time employees. This will not change with the new building. All access to the facility is through a gated key pad. There are security cameras to see who is going in and out. Since Life Storage has been at the location there have been no complaints from any neighbors. There are 2 U-Haul trucks on the property, this will remain the same. There are rarely any vendor deliveries to the location.

Engineer Andrew Cangiano spoke of the wetlands and a new water basin that would be added to the property. The building will be a 2 story climate controlled building. All units will be entered through interior access. There will be one entrance, 8 parking spaces and it will be handicap accessible. The building will be 27ft high and have false windows on the frontage facing Gatzmer Ave.

A few board members had concerns that there is nowhere to load or unload a truck. The Engineer said if necessary, they can add an area for loading and unloading.

Judd Rocciolla Traffic Engineer feels this new building will have a minimal impact on traffic on Gatzmer Ave. Even during peak hours he does not feel it will be a concern.

Borough Engineer John LeCompte feels the parking requirements are ok.

Board Member Brian Wright has concerns about flooding. This property has flooded in the past. Brian would definitely like to see a water basin for the overflow with a low retaining wall.

John Chadwick a licensed Professional Planner feels with the proposed building they are making efficient use of the property.

Motion to Open Public Comment:

Motion: Wright

Second: Howard

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion to Close Public Comment:

Motion: Howard

Second: Spillane

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion to Approve Generic Use Variance(# of units subject to site plan approval):

Motion: Howard

Second: Durando

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Abstain: Lowande, Rutsky

Sal/Val Enterprises, LLC: Block 16, Lot 4.02

Steven Hambro, Attorney for Sal/Val Enterprises is seeking a Use variance for the above mentioned property. The home previously was a 2 family home which was converted to a single family home. They are now looking to turn it back into a 2 family home. The home currently has 2 gas and 2 electric meters. The owners will be blocking off access to the basement from inside the home. The only access will be from the outside, and only the landlord will have access to the basement.

Sal Leonardi, owner of the property said the property was rundown when they purchased it. There were approximately 12-15 people living in a single family home. By converting this to a 2 family we will gain more control over the occupancy. The occupancy allowance per unit will be 4 people 2 adults and 2 children.

Steven Savino, Architect for the above mentioned property explained there will be a common hallway to access the apartments. All bedrooms on the 2nd floor will have egress windows. The proposed driveway was going to be for 2 separate driveways. The board is recommending 1 driveway with a common area for parking in the back of the unit. If the plan stays with 2 driveways, they will have to get County approval.

James Kyle, Planner for Sal/Val Enterprises spoke about approval for a D-1 Use Variance. The interior will be completely upgraded including new walls and kitchens. By adding a second unit and kitchen it cuts down on the living space which will reduce the occupancy of the units.

Motion to Open Public Comment:

Motion: Wright

Second: Howard

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion to Close Public Comment:

Motion: Howard

Second: Wright

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion to Approve Use Variance with Conditions:

Motion: Wright

Second: Spillane

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Peter Rosato: 226 Forsgate Drive: Block 79, Lot 4 & 13

Walter Toto is the Attorney for Peter Rosato. Both Mr. Toto and Mr. Rosato spoke on the above referenced property. The property was vacant for 4 years. He is looking to use the office space as a satellite office for a medical office. The main office is located in East Brunswick. There will be approximately 5 employees. The office hours will be from 9-5 or 8-4 Mon. – Fri. Waste will be minimal. Everything is handled electronically. There will be no clients in the office. Deliveries will be approximately once a month. The property will only have residential garbage cans, no dumpsters.

Dan Doran, Engineer explained they are seeking to widen the entrance on Forsgate Drive. Access and exit will only be on Forsgate Drive. There will be LED lighting, a wall mounted sign, asphalt and curve. A storm water basin on the property will be fenced in with gate access. Landscaping will be evergreen trees, shade trees and flowering shrubs. The building will be used for single professional use.

Motion to Open Public Comment:

Motion: Howard

Second: Wright

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion to Close Public Comment:

Motion: Howard

Second: Wright

In Favor: Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion to Approve Amended Site Plan with Conditions:

Motion: Wright

Second: Kozar

In Favor: : Durando, Howard, Kozar, Maccaro, Wright, Boulogne, Spillane

Motion To Adjourn:

Motion: Howard

Second: Lowande

In Favor: Durando, Howard, Kozar, Lowande, Maccaro, Rutsky, Wright, Boulogne, Spillane

