



**Approve Resolution #03-18** – Resolution Appointing Engineer to the Land Use Board

Motion: Howard

Second: Wright

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

**Approve Resolution #04-18** – Resolution Designating Official Newspapers of the Land Use Board

Motion: Wright

Second: Maccaro

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

**Approve Resolution #05-18** - Resolution Setting Meeting Dates for 2018 Land Use Board

Motion: Maccaro

Second: Wright

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

**Approve Resolution #06-18** – Naresh Patel: Subdivision

Motion: Wright

Second: Lowande

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

**Approval of Minutes December 14, 2017:**

Motion: Wright

Second: Kozar

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

**Approval of Executive Session Minutes November 9, 2017:**

Motion: Wright

Second: Maccaro

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

**\*\*The members of the Land Use Board along with Attorney Michael Balint reviewed plans for the new playground at the JKF Elementary School located on Front Street.**

**PUBLIC HEARING:**

**SSHJ, LLC, Block 31, Lot 4:**

Otto Kostbar, Attorney for Jay Patel (SSHJ,LLC) spoke on his behalf. Mr. Patel is looking to put a Residential/Commercial building on the above mentioned property. He is seeking a Variance for the required number of parking spots as well as design wavers for the driveways. The commercial building will be 2 retail stores. The apartments above the stores will consist of 1 – 2 bedroom and 2-1 bedroom. Mr. Patel had his Architect, Planner and Engineer all speak and

show the plans for what he is proposing. The building will have a basement, storage/ utility room, illuminated sign and a separate area in the back of the building for trash.

Members of the land Use Board were did not like the idea of an entrance on Augusta Street. They feel this is a safety issue being so close to the Middle School and the fact that Jamesburg is a walking district. They asked for that driveway to be removed from the plans. With removing the 2<sup>nd</sup> driveway they may have to move the other driveway located on East Railroad Ave. over. This will require approval from Middlesex County.

Mr. Balint has concerns over the drainage issue on the property. According to Mr. LeCompte this could be very costly to fix.

**Motion to Open Public Comment:**

Motion: Wright

Second: Howard

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

**Motion to Close Public Comment:**

Motion: Wright

Second: Lowande

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

**Motion to Approve Mixed Use Variance Commercial/Residential:**

Motion: Kozar

Second: Howard

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

Abstain: Lowande, Rutsky

Denied: Wright

**Musa & Charito Macapodi: Block 28, Lot 6:**

Mr. Macapodi was represented by Mr. Bach. There were questions on the use of the above mentioned building. The building will be used as a Law Office on the 1<sup>st</sup> floor and a Doctor's office on the 2<sup>nd</sup> floor. Looking at a Psychiatrist occupying the 2<sup>nd</sup> floor, this could change. Any changes madet o the occupancy must go to the Zoning Officer. He is able to permit the change without having to go before the Land Use Board.

**Motion to Open Public Comment:**

Motion: Wright

Second: Howard

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

Carl Archer – Mr. Archer is the potential buyer of this property. HE did have a concern over the fact that the upstairs tenant would not be in a long term lease and the 2<sup>nd</sup> floor use could change. He wants to make sure this wouldn't be an issue.

**Motion to Close Public Comment:**

Motion: Howard

Second: Lowande

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

**Motion to Approve:**

Motion: Maccaro

Second: Lowande

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

**Life Storage: Block 71.01, Lot 9.01 & 10.01:**

Due to time restriction the public hearing for Life Storage will be carried over to the February 8<sup>th</sup> meeting and will be the first hearing. Walter Toto, the Attorney for Life Storage is ok with the hearing be carried over until February 8, 2018.

**SalVal Enterprises, LLC: Block 16, Lot 4.02:**

Due to time restriction the public hearing for SalVal Enterprises, LLC will be carried over to the February 8<sup>th</sup> meeting and will be the 2nd hearing.

**Motion To Adjourn:**

Motion: Wright

Second: Howard

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