

**BOROUGH OF JAMESBURG  
LAND USE BOARD  
MINUTES  
August 9, 2018**

Chairman John Walker 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:

Roseanna Davino  
Niki Durando  
Joseph Howard  
Susan Kozar  
Mayor Lowande  
Joseph Maccaro  
Coleen Rutsky  
Brian Wright  
Chairman: John Walker

Absent: Alt: Shannon Spillane

**Approval of Minutes June 14 2018:**

Motion: Lowande

Second: Davino

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

**Approval of Resolution #09-18(A): SalVal Enterprises: Block 16, Lot 4.02**

A Resolution denying a request to modify the number of permitted occupants from 8-10 as stipulated in an approval for the conversion of a single-family home to a two family home by SalVal Enterprises, LLC for the property known as Block 16, Lot 4.02 on the tax Map of the Borough of Jamesburg..

Motion: Davino

Second: Wright

In Favor: Davino, Durando, Kozar, Walker, Wright

Abstain: Howard, Maccaro, Lowande, Rutsky

**Public Hearing – Jamesburg Gas Holding, Block 73.04, Lot 28:**

Joseph Schiappa attorney for Jamesburg Gas along with Brian Shortino and Mr. Asaad of Bertin Engineering approached the Board regarding issues that have not been addressed in order for this business to be resolution compliant. The owner of the property Jamesburg Gas has not met the guidelines to become compliant. After hearing from several board members about these issues it has been determined the

hearing would be adjourned until our September 6<sup>th</sup> meeting. Jamesburg Gas along with Jamesburg's Engineer will have a meeting with the county regarding the 2 driveways closest to the intersection before we meet with them again.

**Motion to Open Public Comment:**

Motion: Howard

Second: Lowande

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

**Motion to Close Public Comment:**

Motion: Howard

Second: Lowande

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

**Motion to adjourn hearing until September 6<sup>th</sup>, or until a meeting can be had with Middlesex County.**

Motion: Howard

Second: Davino

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

**Public Hearing – Alla Krutyansky, 79 E. Railroad: Block 37, Lot 3.01**

The applicant Alla Krutyansky is represented by Attorney Walter Toto. Miss. Krutyansky is seeking approval; to open a 2,000 sf. Mental health facility and 1,600 sf of professional office space. Miss. Krutyansky is a licensed Social Worker with a Masters in Market Research. The facility will have 6 staff members. Hours will be Monday-Thursday 8:30am – 9:00pm, Friday 8:30am-5:30pm (closed noon – 1:30 for lunch each day). Saturday hours will be 10:00am – 5:00pm. No medication will be disbursed at this facility. There will be free transportation for clients, and most will be from Middlesex County. The facility accepts all insurances. The rear parking lot will be for employees only. Garbage will be picked up on Hooker Street.

Shariff Aly licensed Engineer spoke of the back-parking lot and alley. There will be 9 parking spaces including 1 handicap spot. Visitors will park in the front of the building where there is adequate street parking. They would like to pave the alley, which would require approval from the Borough Council. Landscaping will be provided and security lighting added to the exterior of the building.

Patrice Peters Architect for the property presented a floor plan of the interior of the building. There were a few concerns about the layout. She did explain the plans could be changed or even flip flopped.

Frank Miskovich Traffic Engineer spoke about the alley way and having only 1 way in and 1 way out. You will enter on Hooker Street and exit on Vine Street. A STOP sign and a "No Parking in Alley" sign will be posted.

Signage was also mentioned. The applicant is requesting the building to have 2 signs totaling 36 sf. The signs will be externally illuminated. A handicap parking sign will be in the front of the building by the ramp.

Attorney Walter Toto requested waivers for a walkway in the back of building, landscape, additional lighting in rear, also a variance for 2 signs.

**Motion to Open Public Comment:**

Motion: Howard

Second: Davino

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

George O'Carroll – 2 Avenue E. Monroe Township - Mr. O'Carroll is the son of the owners of the above mentioned property. He was there to speak on behalf of his parents. The property has been vacant for 2 years and is becoming a financial burden. Anything the board can do to expedite the process would be appreciated.

**Motion to Close Public Comment:**

Motion: Davino

Second: Howard

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

**Motion to Approve:**

Motion: Maccaro motioned to approve with conditions.

Second: Durando

In Favor: Davino, Durando, Howard, Kozar. Maccaro, Walker, Wright

Abstain: Lowande, Rutsky

**Public Hearing – Life Storage – Gatzmer Ave: Block 71.01, Lots 9.01 & 10.01:**

The applicant Life Storage is represented by Attorney Walter Toto. The applicant is returning to the Board for the approval of a two story self-storage building. This is the second time they are appearing in front of the Board for approval. The first hearing was held on February 8, 2018. At that time, they were approved for a use variance allowing the expansion of an existing self-storage facility. However, they were not approved for the size of the building they are looking to construct. The placement was also too close to the roadway.

The applicant made no significant changes to the size or location of the building. After a lengthy discussion between the Board, applicant, Attorney and Engineer the Board decided the construction of the 31,780 sf. Building.

**Motion to Open Public Comment:**

Motion: Lowande

Second: Howard

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

**Motion to Close Public Comment:**

Motion: Howard

Second: Maccaro

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

**Motion to Decline Application::**

Motion: Wright

Second: Maccaro

In Favor: Davino, Kozar, Maccaro, Wright

Not In Favor: Durando, Howard, Walker

Abstain: Lowande, Rutsky

**Motion To Adjourn:**

Motion: Howard

Second: Kozar

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