BOROUGH OF JAMESBURG
LAND USE BOARD
MINUTES
December 13, 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 tall the provisions of the Act had been met.

Flag Salute

Roll Call: Present:

Niki Durando
Joseph Howard
Susan Kozar
Joseph Maccaro
Coleen Rutsky
Brian Wright
Chairman: John Walker
Alt: Shannon Spillane

Absent: Roseanna Davino, Marlene Lowande, Alt: Robert Boulogne

Approval of Minutes November 8, 2018:
Motion: Howard
Second: Durando
In Favor: Durando, Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Spillane

Approval of Executive Session Minutes November 8, 2018:
Motion: Spillane
Second: Durando
In Favor: Durando, Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Spillane

RESOLUTION #17-18: John Shay – 126 Buckelew Ave: Block 10, Lot 3
Granting side yard setback and accessory building height variance approval and lot width and driveway setback variances for existing conditions and submission waivers to permit the erection of a garage for the storage of personal motor vehicles to John Shay for property known as Block 10, Lot 3 on the Tax Map of the Borough of Jamesburg.

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

RESOLUTION #18-18: JP OF ALL TRADES: 98 William St.: Block 11, Lot 7.01
Granting a Use Variance approval with Bulk Variances for existing conditions and waiver of preliminary and final site plan approval to allow the use of an existing commercial building for the storage of personal motor vehicles to JP of All Trades, LLC for the property known as Block 11, Lot 7.01 on the Tax Map of the Borough of Jamesburg.

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

INTERPRETATION – NARESH PATEL – 131 & 133 Duane Street
Mr. Patel requested an interpretation of Resolution #06-18 regarding the internal size of the building space. The board explained to Mr. Patel the overall building cannot exceed 2200 square feet.

Motion to Approve Interpretation:
Motion: Wright
Second: Durando
In Favor: Durando, Howard, Kozar, Maccaro, Rutsky, Walker, Wright, Spillane

PUBLIC HEARING: Leonard Abatangelo: 8 East Church Street: Block29, Lot 18
Otto Kostbar, attorney for the applicant is requesting the existing building to be converted to a two-family dwelling.

The Engineer for the applicant explained the dwelling was at one time a two-family home. The home has two existing electric meters and was always treated as a two-family home.

Motion to Open Public Comment::Howard
Second: Wright
In Favor: Durando, Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Spillane

No one from the public wished to speak.

Motion to Close Public Comment: Howard
Second: Walker
In Favor: : Durando, Howard, Kozar, Maccaro, Rutsky, Wright, Walker, Spillane

Motion To Approve: Maccaro
Second: Spillane
In Favor: Durando, Howard, Kozar, Maccaro, Wright, Walker, Spillane

Motion To Adjourn:
Motion: Walker
Second: Howard
In Favor: Durando, Howard ,Maccaro, Rutsky, Wright, Walker, Spillane