SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JULY 22, 2015**

**The regular meeting of the Board of Adjustment was called to order by Mr. Green, Vice Chairman and opened with a salute to the flag. Mr. Green announced that the meeting was being conducted in accordance with the Sunshine Law.**

**Members Present were: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**Absent Members: Mr. Walsh, Mr. Kuczynski, Mr. Corrigan and Mr. Emma**

**Also present were: Mr. Sachs, Attorney, Mr. Cornell, Engineer and Mr. Leoncavallo, Planner**

**#15-13 Verizon Wireless 491 Ernston Rd. Use/Variance/Site Plan $ 500.00 App.**

**$7,500.00 Esc.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Walsh asked for motion to deem the application complete,**

**Mr. Henry made motion; Mr. Kreismer seconded, motion carried.**

**Lynne Dunn, Esq., attorney for the applicant addressed the board stating the application was for a colocation on the existing lattice tower.**

**Mr. Sachs swore in Michael Fischer, Eng. Mr. Green made motion to accept his credentials; Mr. Kreismer seconded, motion carried.**

**Mr. Fisher indicated that the report for the application shows the exposure levels are in compliance with the FCC and will be below 1%; NJ guidelines are the same as FCC. Mr. Kreismer asked about the height and asked if it was in range with compliance; Mr. Fisher said it was in compliance.**

**Mr. Sachs swore in Sopan Joshi, Radio Frequency Engineer. Mr. Green made motion to accept his credentials; Mr. Kreismer seconded, motion carried. Mr. Joshi presented Exhibit A-1 – Existing Coverage Map and described the surrounding sites and showed where the coverage gap existed and needed to be covered. He then presented Exhibit A-2 – Proposed Coverage and reiterated the gap and described the coverage area and reliability. He also stated the 70’ height was alright.**

**Mr. Sachs swore in Ron Igneri, LPE. Mr. Green made motion to accept his credentials; Mr. Kreismer seconded, motion carried. Mr. Igneri referred to Exhibit (Drawing) Z-01 dated 3/27/15 which described the overall site plan next to the Mini Mall, he showed the entrance to the site and surrounding area including the equipment building and stated that they would be replacing the steel door on the building. Exhibit (Drawing) Z-02 showed the equipment building and the tower which showed the elevation as well as the existing generator belonging to the property owners, ATC. He described how they plan to run fiber optic wiring and 12 antennas are proposed in 3 sectors of the tower, 4 antennas in each sector/direction (North, South, East and West) which will be monitored 24/7 365 days per year. The site would be visited every 4-6 weeks. Mr. Kreismer asked if the generator was diesel, Mr. Igneri said it was diesel and Verizon would also be using if needed. Mr. Cornell asked about landscaping and lighting, Mr. Igneri said there were no changes in lighting or landscaping, the entire site is concrete.**

**Mr. Sachs swore in William Masters, PP. Mr. Green made motion to accept his credentials; Mr. Kreismer seconded, motion carried.**

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**Mr. Masters said the applicant is seeking Use Variance relief of D2 Expansion of an Existing Non-Conforming Use which is not a permitted use in this B3 Highway Business Zone. He stated the application satisfies the criteria for D2 relief. Mr. Masters addressed Mr. Leoncavallo’s report and said all 9 issues on the report have been satisfied this is a colocation on existing towers and seven (7) antenna arrays already exist. The site is suited for the application and it provides more coverage and promotes the purposes of the Sayreville ordinance.**

**Mr. Green asked for motion to open public portion; Mr. Kreismer made motion to open public portion,**

**Mr. Henry seconded, motion carried. No one spoke. Mr. Green asked for motion to close public portion;**

**Mr. Green made motion to close public portion, Mr. Kreismer seconded, motion carried.**

**Mr. Green asked for motion to approve/deny this application. Mr. Henry made motion to approve the application, Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**#15-14 Thomas Trzeciak 228 Morgan Ave. Bulk Variance/Pool $ 100.00 App.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Walsh asked for motion to deem application complete,**

**Mr. Kreismer made motion; Mr. Henry seconded, motion carried.**

**Mr. Sachs swore in Tom Trzeciak who stated he was here for approval for the installation of an above ground pool, which is 6’ from the property line.**

**Ms. Catallo asked if the pool was round or oval, the applicant said it was round.**

**Mr. Leoncavallo stated the variance(s):**

* **Pool encroaches on the side yard 10’ minimum, the applicant is proposing 6’**
* **Pool encroaches on the rear yard 10’ minimum the applicant is proposing 6’**

**Mr. Sachs asked what the diameter of the pool was, the applicant said 18’.**

**Mr. Green asked for motion to open public portion; Mr. Henry made motion to open public portion,**

**Mr. Kreismer seconded, motion carried. No one spoke. Mr. Walsh asked for motion to close public portion;**

**Mr. Kreismer made motion to close public portion, Mr. Henry seconded, motion carried.**

**Mr. Green asked for motion to approve/deny this application. Mr. Kreismer made motion to approve the application, Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

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**MEMORIALIZATION OF RESOLUTIONS**

**#14-22 Ken Steiner 14 Furman Ave.**

**Mr. Green asked for motion to amend resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**#15-06 Outfront Media, LLC Route 35 South**

**Mr. Green asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**#15-09 Barbara Hoover 27 Merritt Ave.**

**Mr. Green asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**#15-11 Robert Downey 16 E. Kupsch St.**

**Mr. Green asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**#15-12 Diana Woods 22 Tyska Ave.**

**Mr. Green asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JULY 22, 2015**

# ACCEPTANCE OF MINUTES

# Mr. Green asked for motion to approve and accept the minutes of the June 24, 2015 meeting.

# Mr. Kreismer asked about application #15-11 and asked if it should be changed to Robert Downey as he presented the application, all agreed with the change. Mr. Kreismer made motion to accept the minutes with the changes addressed; Mr. Henry seconded, motion carried.

**ADJOURNMENT**

**There being no further business to discuss, Mr. Green asked for motion to adjourn, Mr. Kreismer**

**made motion to adjourn; Mr. Henry seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**