VIRTUAL (ZOOM) MEETING BY PHONE

SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JULY 28, 2021**

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

**Members of the Board of Adjustment present were: Mr. Henry, Mr. Kuczynski, Mr. Emma, Mr. Foley,**

**Mr. Corrigan, Ms. Kuo**

**Excused Absence: Mr. Sivilli, Mr. Luciano, Mr. Esposito**

**Also present were: Mr. Kemm, Attorney, Mr. Cornell, Engineer, Mr. Barre, Planner,**

**Before beginning the meeting Mr. Kemm announced that application #21-16 – Phil and Janine Emma regarding a bulk variance for a pool will not be heard tonight, but has been moved to the August 25, 2021 Zoning Board Agenda. There will be no further notice to surrounding residents; however, they are required to notify the Home News Tribune with the new hearing date.**

**#21-15 Creative Modular Homes McCutcheon Ave. Bulk Variance/New Structure $ 50.00 App.**

**Mr. Kemm stated that the Board had jurisdiction to hear the application as this was a bulk variance there are enough members present.**

**Larry Sachs, attorney for the applicant addressed the board stating that he represents Creative Modular Homes and they have built a number of homes in Sayreville, as well as appearing, before the Zoning Board. Mr. Sachs stated that the address in question is a vacant lot on the corner of McCutcheon and Bissett St. Block 168.09, Lot 5.02 and the applicant is seeking bulk variance relief to build a single family home.**

**Mr. Kemm swore in John Dupont, Eng., PP; Mr. Henry made motion to accept credentials. Mr. Dupont stated he prepared the plans and described the lot as being 8300 sq. ft. required, 6700 sq. ft. proposed. The single family home meets all other setbacks and has a slight water flow as positive impact, ADA ramps, the square feet of the house and square foot area, no height or width issues. Mr. Sachs stated it will be a 2 story house 27.60’ wide, 50-60’ long and 1200-1300 sq. ft. The property is in an R7 Zone. Mr. Dupont presented a map of the surrounding properties marked Exhibit A showing the undersized lot area fully developed will be the same as area existing lots in the neighborhood as it complies with other bulk requirements. The Master Plan encourages preservation of the area for residential occupancy. In the Exhibit presented properties 200’ out of 26 lots only 24 comply, 300’ out of 54 lots only 4 comply, these lots are very similar to the applicant’s lot.**

**Mr. Dupont stated that the variance can be granted. Mr. Sachs stated that when planning for the application he found 96% are not conforming to the area and width. Mr. Dupont stated that the storm water report showed no impact and there has been a discussion with Mr. Cornell to connect the roof drains from the proposed dwelling to an underground piping system that connects to the storm sewer inlet in front of the property. Mr. Sachs agreed to do this and stated the applicant will also be installing curb and sidewalks on Bissett St. which will take away the runoff from the adjacent property.**

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**Mr. Kemm addressed the variances in the R7 Zone for a 2 story home 2,750 sq. ft:**

* **Lot coverage required 8,500 sq. ft. the applicant is proposing 6,267 sq. ft.**
* **Lot width required 85’ the applicant is proposing 66’**

**Mr. Kemm also stated that as condition of approval they will provide the curbs and sidewalks discussed.**

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

**Mr. Foley seconded, motion carried. No one spoke. Mr. Kuczynski made motion to close public portion;**

**Mr. Foley seconded, motion carried.**

**Mr. Henry asked for motion to approve/deny this application. Mr. Kuczynski made motion to approve the application with the condition of approval; Mr. Foley seconded. Roll Call:**

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Emma, Mr. Foley, Ms. Kuo**

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**MEMORIALIZATION OF RESOLUTIONS**

**#21-10 ECM Trailer Repair, Inc. 444 Hartle Street**

**Mr. Henry asked for motion to memorialize the resolution. Mr. Emma made motion to memorialize the resolution; Mr. Foley seconded. Roll Call:**

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Corrigan, Mr. Foley, Mr. Emma, Ms. Kuo**

**#21-14 Maureen Downie 17 Grover Ave.**

**Mr. Henry asked for motion to memorialize the resolution. Mr. Kuczynski made motion to memorialize the resolution; Mr. Emma seconded. Roll Call:**

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Corrigan, Mr. Foley, Mr. Emma, Ms. Kuo**

**ACCEPTANCE OF MINUTES**

# Mr. Henry asked for motion to approve and accept the minutes of the June 23, 2021 meeting. Mr. Kuczynski made motion to accept the minutes Mr. Foley seconded, motion carried.

**Before adjourning, Mr. Henry asked if there were any unusual applications in site, such as, Cannabis facility. No one present had any news. He then asked if anyone present knew what was being constructed over in the Gateway Shopping Center some heard grocery store.**

**ADJOURNMENT**

**There being no further business to discuss, Mr. Henry asked for motion to adjourn, Mr. Kuczynski made motion to adjourn; Mr. Henry seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**