SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF NOVEMBER 22, 2016**

**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 of the Board of Adjustment present were: Mr. Green, Mr. Kuczynski, Mr. Kreismer,**

**Ms. Catallo, Mr. Henry, Mr. Emma**

**Absent Members: Mr. Walsh, Mr. Corrigan, Mr. Esposito**

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

**Before hearing the applications, Mr. Sachs stated that application #16-12 Clyde’s Auto Recycling asked to be held over until the December 14, 2016 meeting. Mr. Sachs stated no further notice will be necessary. Mr. Sachs then announced that application #16-21 Anthony Acciardi asked to be carried over until the January 25, 2017 meeting, he stated that they would have to re-notice the Home News Tribune.**

**He then announced both to the public.**

**#16-23 PSE&G 5000 Bordentown Ave. Use Variance/Wireless $ 1,250.00 App.**

**$ 3,000.00 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. Green asked for motion to deem the application complete,**

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

**James Pryor, attorney for the applicant addressed the board stating the board has all the applications and professional reports and were proposing a new tower upgrade which will be operated by PSE&G, it will be a fully functioning utility network designed by PSE&G.**

**Mr. Sachs swore in: Corey Sluss, Motorola Solutions System Engineer. Mr. Sluss briefly explained the work involved and how they are contracted and select the sites for new utilities network and they are contracted to design the network. He said there is a need for PSE&G to upgrade the communication system. The upgrade will be a state-of-the-art digital network. Currently there are 10 sites and another 10 being looked into. PSE&G was looking for coverage in the Sayreville and after reviewing several sites this particular site was chosen and the conclusion was a new tower at 180’ high would be the best fit and is necessary for the coverage PSE&G is proposing. The equipment at the base will house radios that transmit to the towers and PSE&G has received all approvals from the FCC. He discussed all the other areas researched. Mr. Sachs asked if there would be any co-location, Mr. Sluss stated that it was possible but could not definitely answer at this time. Mr. Henry asked if the Borough towers were out would the police be able to use, Mr. Sluss said he was not sure but could put a representative in touch with the Borough to see if it can be done. Mr. Sachs felt this was feasible. Mr. Kreismer asked if there was going to be a generator, Mr. Sluss said “yes.”**

**Mr. Sachs swore in: Jim Yorke stated that during hurricane Sandy the communication was poor and the new towers would enhance the communication.**

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**Mr. Sachs swore in: Sheri Weber, Field Engineer. Mr. Green made a motion to accept credentials. She stated she is involved with the project and has visited the site and described the existing site as 2.9 acres and the yard is**

**50’ x 50’ area and the proposed tower will be 180’ height on a 4’ x 8’ concrete pad. There is an existing fence and is a gated locked facility with the technician only having access. The generator is gas powered and will only be used if power is not available. She addressed Mr. Cornell’s report regarding County approval and said it was in pending. Item #2 is also pending, Item #3 there are no modifications. With regards to more lighting there will be no additional lighting proposed and the area has standard lighting at the door. The facility would only be visited**

**during the day and there is no additional landscaping proposed; the technician would visit every 2 months and they are asking for a waiver for parking spaces. Mr. Cornell addressed item #3 regarding noise from the generator and Ms. Weber said they would comply with all noise regulations.**

**Mr. Sachs swore in: David Collins, Pinnacle Telecommunication. Mr. Collins stated he reviewed all the standards set by the FCC and took all the information provided and the result percentage is less than 1/10th and complies with the federal limit and the application is compliant with all levels.**

**Mr. Sachs swore in: Brian Seidel, Land Use Planner. Mr. Green asked for motion to accept credentials; Mr. Kuczynski made motion; Mr. Emma seconded, motion carried. Mr. Seidel stated the proposed site is a great location and the use on the property locates the tower away from residential areas. The request for the D1 Use Variance and D6 Height Variance suits the area as this is a public utility and everyone in the area is served by the site. It will not create detriment or impair the area. Additional landscaping will not be provided as it does not create any benefit to the application. Effective screening is already in place the storage shelter is neutral in color.**

**Mr. Pryor addressed the board stating that these are all positive aspects to the application and there is no opposition to the application and asked the board to consider approval.**

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

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

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

**Mr. Green asked for motion to approve/deny this application. Mr. Henry made motion to approve with the request to check for use by the Borough if necessary and the waivers for the application, Mr. Kuczynski seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Emma,**

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**#16-25 Norman Whiteley 37 Haven Terrace Bulk Variance/Addition/Overhang $ 50.00 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. Green asked for motion to deem the application complete,**

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

**Mr. Sachs swore in: Dan Governale, Architect for the applicant. He stated they would like to add an outdoor covered area with an overhang which will be 17’ from the house with concrete patio access from the back door. They are proposing 14.9’ whereas 25’ is minimum.**

**Mr. Cornell addressed an easement on the survey for JCP&L stating the addition appears to go over this easement. Mr. Governale said this was not the case and presented a letter from JCP&L stating this. The letter dated 11/17/16 was read by Mr. Sachs and stated that the transmission line easement did not interfere with the application. The letter was marked Exhibit A1. Mr. Kuczynski asked the applicant to describe the addition/overhang Mr. Governale said the awning had a wood frame, with a flat roof sides and was white aluminum with pressure treated posts and was in character with the rest of the home. Mr. Kuczynski asked if there was another home in the rear of the house, the applicant said no it was a wooded area.**

**The existing power lines run on the side away from the house. Mr. Kuczynski asked if the applicant was present; Mr. Sachs swore in Norman Whiteley. Mr. Kuczynski asked the applicant if he was in agreement to the testimony; Mr. Whiteley said the only difference is the pool is no longer in the yard.**

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

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

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

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Emma,**

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**MEMORIALIZATION OF RESOLUTIONS**

**None**

# ACCEPTANCE OF MINUTES

# Mr. Green asked for motion to approve and accept the minutes of the October 26, 2016 meeting. Mr. Kreismer made motion to accept the minutes; Mr. Emma seconded, motion carried.

**ADJOURNMENT**

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

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

**Respectfully submitted,**

**Joan M. Kemble**