SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF OCTOBER 24, 2018**

**The regular meeting of the Board of Adjustment was called to order by Mr. Green, 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. Henry, Mr. Kuczynski, Ms. Catallo,**

**Mr. Sivilli, Mr. Foley**

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

**Also present were: Mr. Kemm, Attorney, Mr. Cornell, Engineer, and Ms. Gable, Planner**

**#18-13 Mark Vaysberg 17 Thomas St. Use Variance/2 Subdivisions $2,500.00 App.**

**$3,100.00 Esc.**

**Mr. Kemm stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application.**

**James Kinneally, Attorney for the applicant addressed the board stating the applicant was seeking to demo the existing bar and develop several lots. Mr. Kemm stated that he wanted the applicant to be aware that there were only 5 board members present tonight**

**Mr. Kemm swore in, John Ploskonka, PE. Mr. Green made motion to accept credentials. He presented two sets of plans one depicting a prior variance he did with the Board on 9 Krumb Street. The applicant buys distressed properties and fixes them up. This particular property is located on Thomas Street and Haag Street, an existing house with a parking lot. The bar on the property has been a nuisance issue to the area over the years. The applicant will demo the bar and create 3 single family homes marked (A, B & C) one already existing. There are 8 variances involved with the application for area, width and side yard. Mr. Green asked if the two 3 bedroom single family homes had a garage and should have 2 parking spaces, Mr. Foley asked where the driveway would be located, Mr. Ploskonka said it would be 18’ wide by 20’ deep. Mr. Ploskonka stated they were not seeking a waiver for the existing driveway on the bar lot. They were seeking waivers for sidewalks on houses A & B. The home with two garages are facing Haag St. Mr. Kinneally stated that the other single family homes in the area were smaller. Mr. Ploskonka described the houses and how they would look similar to the building on Krumb St.**

**Mr. Green stated there were 30 variances with this application; Mr. Kinneally stated they would tweak, Ms. Gable asked if they would be reducing building coverage. Mr. Cornell asked if there would be basements in the residences, Mr. Ploskonka said “yes” for storage only. Mr. Foley asked if there would be any work done in the basements, Mr. Ploskonka said possibly just sheetrock. A discussion took place regarding the parking issues that may occur with the application. Mr. Henry asked if they would consider the elimination of one home to make a parking lot. Mr. Sivilli said the parking for houses A&B will be the garage only, no street spaces.**

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**Mr. Kemm swore in Allison Coffin , PP. Mr. Green made mition to accept credentials, Mr. Henry seconded. Ms. Coffin described the site and stated the applicant was seeking a D1 Variance. She described how the area looks at present and how it will look upon approval and what they are proposing is in character with the area. Mr. Henry discussed the density of the area and how the application is causing more density as well as parking issues. Ms. Coffin stated that they are not adding any issues they already exist and they are eliminating the bar use and parking. A discussion took place regarding the garage and driveway issue that there is not enough room for a car to back out of the driveway as the end is too close to the road. Mr. Green suggested that the 3 bedroom houses be changed to 2 bedroom houses. The tavern side make a 2 bedroom or take one building down. Mr. Kinneally said that the tavern side could be 2 bedroom; Mr. Green suggested elimination of one building. Mr. Green stated that the previous application for the Krumb St. location was approved because the applicant provided the proper parking.**

**Mr. Green made motion to open public portion. Mr. Henry made motion to open public portion; Mr. Foley seconded, motion carried.. Mr. Green asked for motion to close public portion; Mr. made motion to close public portion, Mr. seconded, motion carried.**

**PUBLIC PORTION**

**Mr. Kemm swore in:**

**Edward Strek – 58 Nickel Avenue. Mr. Strek stated he was curious as he grew up in the Tangletown area and how the density was most populated on the three streets, Thomas, William and Haag as the all intersect. Both side of the street parking existed on Thomas and William. He felt with all the cars and the recent excavation of Haag St. there will be a serious problem navigating through the streets.**

**Sara Brown – 15 Thomas Street. Ms. Brown had a concern regarding the parking and driveways and the safety of the children, school bus pick up on Haag as well as them being rentals with cars.**

**Marie Papacharalambos – 13 Thomas St. Had concern with parking issues on Thomas Street and the extra home as it is congested now and concerned for safety of children.**

**9:10 PM – Mr. Kinneally asked for a 10 minute break**

**9:25 PM – Meeting was called back to order with all present**

**Mr. Kinneally addressed the board stating that they discussed an alternate plan being no garages facing Haag St. and reducing to 4200 sq. ft. with houses A&B being 2 bedroom and the existing house remaining 3 bedroom. This would provide more parking.**

**After a brief discussion it was decided that more be presented to the board and the application will be held over until the November 28, 2018 meeting. Mr. Kemm announced to the public that the application would be held over with no further notice.**

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**#18-14 Mark Stolte 33 Kierst St. Bulk Variance/Addition $ 100.00 App.**

**Mr. Kemm stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application.**

**Mr. Kemm swore in: Mark Stolte. Mr. Stolte stated he wanted to add a porch to the front of his house. Mr. Henry asked if the porch would be enclosed; the applicant said it would be open with a roof.**

**The variance is the allotted coverage is 20% and the applicant is proposing 21%.**

**Mr. Foley asked if the porch would be on the Kierst St. side, the applicant said “yes.” Mr. Cornell stated that adding the porch is a little less encroaching.**

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

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

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Ms. Catallo, Mr. Sivilli, Mr. Foley**

**#18-15 Paul Daley 2 Joseph St. Bulk Variance/Fence $ 50.00 App.**

**Mr. Kemm stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application.**

**Mr. Kemm swore in: Paul Daley. Mr. Daley stated he was on the corner of Mary and Joseph Streets and there was an existing 4’ fence down Mary St. and wants to replace the fence with a white vinyl, same height and keep it on the property line. Mr. Kuczynski asked how long the current fence was in place, the applicant said 32 years. Mr. Cornell stated the existing house is in the site triangle and this would not make it any worse. Mr. Foley asked if there was any setback at present the applicant said “no.”**

**Mr. Green made motion to open public portion. No one spoke. Mr. Green asked for motion to close public portion; Mr. Kuczynski made motion to close public portion, Ms. Catallo seconded, motion carried.**

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

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Ms. Catallo, Mr. Sivilli, Mr. Foley**

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**MEMORIALIZATION OF RESOLUTIONS**

**Before memorialization of resolutions Mr. Kemm addressed the resolution for application #18-08 – Spezzi Funeral Home. He did not include one of the conditions of approval discussed by the board. The condition was to remove and replace a tree in the rear, not near lot 2 and if not going to replace submit a payment to the tree fund. Mr. Kemm will add this condition to the resolution.**

**#18-08 Spezzi Funeral Home Cherry Lane**

**Mr. Green asked for motion to memorialize the resolution. Mr. Kuczynski made motion to memorialize the resolution with the above condition mentioned added to the resolution. Mr. Henry seconded. Roll Call:**

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Mr. Sivilli, Mr. Foley**

**#18-11 Michael Valsera 2 Robinson Place**

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

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Mr. Sivilli, Mr. Foley**

**Mr. Green asked if members reviewed the listing of meeting dates for 2019. He then asked for motion to approve the meeting dates for 2019. Mr. Henry made motion to approve the dates; Mr. Kuczynski seconded, motion carried.**

**ACCEPTANCE OF MINUTES**

# Mr. Green asked for motion to approve and accept the minutes of the September 26, 2018 meeting.

# Mr. Kuczynski made motion to accept the minutes Mr. Henry seconded, motion carried.

**ADJOURNMENT**

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

**Respectfully submitted,**

**Joan M. Kemble**