SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JANUARY 23, 2013**

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

**Members of the Board of Adjustment present were: Mr. Walsh, Mr. Kuczynski, Mr. Lewis, Ms. Catallo,**

**Mr. Kreismer, Mr. Corrigan**

**Absent Members: Ms. Fisher**

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

**Before hearing the applications, Mr. Sachs swore in Councilman David McGill as the council liaison for the Board of Adjustment.**

**#11-09 Bhaktinidhi Temple 717 Washington Rd. Use Variance/Site Plan $ 4,375.00 App.**

 **$ 18,107.00 Esc.**

**Mr. Walsh announced that the applicant’s attorney presented a letter to Mr. Sachs and has requested that the application be held over until the February 27, 2013 meeting. Mr. Sachs said the applicant would not be required to re-notice.**

**#13-02 Head Over Heels/Gillette Ent. 287 Cheesequake Rd. Use Variance/Site Plan $ 1,250.00 App.**

 **$ 3,500.00 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 application complete, Mr. Kreismer**

**made motion; Mr. Corrigan seconded, motion carried.**

**Karl Meyertons addressed the board stating he had two witnesses and gave a brief overview of the application, as well as, the current facility and the types of classes held.**

**Mr. Sachs swore in Gail Boyce, 15 Tuscan Dr., Freehold, NJ. Ms. Boyce described the programs offered by the facility. She said the children range from ages 18 months to 18 years with the majority being 6 to 10 years old. The hours of operation are Monday-Friday 9:00 am – 9:00 pm; Saturday 9:00 am – 6:00 pm; Sunday 10:00 am – 6:00 pm. She said there was 10-15 minutes in between classes and most children arrive in car pools. When a competitive group is on site the classes are usually 3-4 hours. The participants are dropped off and cars start arriving for pick up 10-15 minutes before the class ends. She said the business will remain the same and this move is simply for more space to accommodate the maximum class of 60 children. She said there are 10-12 employees and during the day sometimes 3-4 employees. Mr. Kuczynski asked if the number of employees was based on number of class participants, Ms. Boyce said “Yes.” Ms. Catallo asked if they held summer camps and how many participated; Ms. Boyce said they usually have about 30-40 participants for day camp and one day a week field trips are held. Summer camp begins the first week in July and ends the week before school opens. Mr. Lewis asked if the maximum student count was now 60; Ms. Boyce they are anticipating this number.**

**Mr. Sachs swore in James W. Higgins, LPP. Mr. Walsh made motion to accept credentials; Mr. Kuczynski seconded, motion carried. Mr. Walsh made motion to accept credentials; Mr. Kuczynski seconded, motion carried.**

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**Mr. Higgins said he reviewed the site and the primary use is gymnastics. They operate during the week; with evenings being the primary time, as well as, Saturdays and Sundays. The site is located in an I Zone which is very similar to the SED Zone; however, this is considered an accessory use in an I Zone. The property is 20,000 sq. ft. with a total of 125 parking spaces, 32 spaces are taken leaving a total of 93 spaces. The parking requirements for this application would total 20 spaces so there would be ample parking for the facility. This is a recreational and educational use and the activity would be substantially beneficial to the public. The site is suited for the use it is a large building and the height exists for the gymnastics. The staff will park in the rear. Mr. Higgins stated that he saw no negative impact as the site is adjacent to a school. If this use were to leave, the building could still be rented. Mr. Meyertons asked if there would be any problems with light or noise, Mr. Higgins said “no.”**

**Mr. Leoncavallo said he agreed with the parking and that 2 of the spaces were handicapped. Mr. Kreismer asked the applicant if the larger classes would be held after 4PM she said “yes” and also on weekends. The earliest classes begin at 4PM. Mr. Kreismer had concern that there might be an added traffic concern.**

**Mr. Kuczynski asked if there were any competitions, the applicant said “yes” they are held on weekends after 1PM Saturday/Sunday. Mr. Lewis asked about the rear of the building the applicant said it was a loading dock area; Mr. Higgins said there is also an entrance door. Mr. Sachs asked if there would be any deliveries, the applicant said just during the construction. Mr. Kuczynski asked about signage and lighting issues. Mr. Higgins said they would be using the existing sign; Mr .Kuczynski asked if there would be adequate lighting, Mr. Higgins said “yes.” Mr. Cornell addressed the issue of signage and said that this was already approved.**

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

**Mr. Corrigan seconded. No one spoke. Mr. Walsh asked for motion to close public portion; Mr. Kuczynski made motion to close public portion, Mr. Lewis seconded, motion carried.**

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

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Lewis, Ms. Catallo, Mr. Kreismer, Mr. Corrigan**

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**MEMORIALIZATION OF RESOLUTIONS**

# #12-28 Robert Downey 388 Washington Road

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

**Mr. Kuczynski seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Lewis, Mr. Kreismer**

# #12-29 Shriv Akshar 388 Washington Road

**Mr. Sachs addressed the Board and stated he thought Mr. Downey was withdrawing this application, therefore he did not prepare a resolution.**

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept minutes of the December 12, 2012 meeting.

# Mr. Kreismer made motion to accept minutes; Mr. Corrigan seconded, motion carried.

**ADJOURNMENT**

**There being no further business to discuss, Mr. Walsh asked for motion to adjourn, Mr. Kuczynski made**

**motion to adjourn; Mr. Corrigan seconded, motion carried.**

  **Respectfully submitted,**

 **Joan M. Kemble**