SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JULY 24, 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. Kreismer, Mr. Green, and Mr. Emma**

**Absent Members: Ms. Catallo, Ms. Fisher, Mr. Lewis, Mr. Corrigan**

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

**#13-12 Ronald Sekman 16 No. Edward St. Use Variance/Two Family/Addition $1,000.00 App.**

 **$2,500.00 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. Walsh seconded, motion carried.**

**Mr. Sachs swore in Ronald Sekman who stated that he wanted to build an addition for a master bedroom. He stated his family is growing and they need more space. Mr. Leoncavallo said this was an existing two family expansion of a non conforming use. There were no bulk variances.**

**Mr. Sekman said the house was a side by side and they have outgrown the space and the addition would be on their side only. Mr. Sachs asked about parking; the applicant said they have a two car garage and their tenant parks on the street. Mr. Sachs asked if there were other two family homes on the street; Mr. Sekman said “yes” and this was compatible with the area. Mr. Green asked if the expansion would be to the rear of the house, Mr. Sekman said “yes.” Mr. Walsh asked if the addition would match the exterior of the house; Mr. Sekman said “yes.”**

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

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

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

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

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Mr. Green, Mr. Emma**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JULY 24, 2013**

**#13-14 Lisa Marcelino 211 Cliff Ave. Bulk Variance/Addition $ 250.00 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. Emma seconded, motion carried.**

**Mr. Sachs swore in Lisa Marcelino who stated they wanted to put an addition on their home. They purchased the home in December and since they have removed the deck shown on the survey and they will also be removing the shed; the addition would enable them to square off the property. The house was built in 1912 and the rooms are small.**

**Mr. Leoncavallo gave the following variances:**

 **- Building coverage 20% maximum the applicant is proposing 53%**

 **- Impervious lot maximum 45% the applicant is proposing 54%**

 **Bulk Variances:**

 **- Front yard encroaches side yard minimum 8’ the applicant is proposing 3”**

 **- South side yard minimum 8’ the applicant is proposing 5’8”**

 **- Front encroachment combination 20’ minimum the applicant is proposing 6’1”**

**Mr. Leoncavallo stated that this was a small lot 25’ x 92’. Mr. Green asked if they would be removing the garage, the applicant said there was no garage that this was a shed and was already removed. Mrs. Marcelino stated that the lot was “zig-zag” and they were looking to even out the walls in the rear corner; this was a small addition and they would be able to square off the bedroom. She said her husband and his father would be doing the work. Mr. Kuczynski asked if the addition outside would match the rest of the house; the applicant said “yes.”**

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

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

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

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

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Mr. Green, Mr. Emma**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JULY 24, 2013**

**#13-15 JCP&L/First Energy River Road Use Variance/Electric Substation $4,300.00 App.**

 **$5,108.60 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. Emma seconded, motion carried.**

**Mr. Sachs swore in John Miller, attorney for the applicant. Mr. Miller said the application is for a station on the Raritan, on River Road; it was a conditional use for three (3) monopoles – two at 104’ and one at 91’ which exceeds the maximum height. Mr. Miller stated the professionals would testify to the positive and negative criteria.**

**Mr. Sachs swore in Michael Walsh, Project Manager. Michael Walsh said he has done multiple projects at the River Road site and most of his work has been done in Sayreville. The site has been sold and they are currently a tenant with various substations, the generation plant had been sold to NRG. Michael Walsh briefly explained the purpose of the substations and how they distribute the electric. The current use of property is for electrical transmission and the proposed use will be the same. The present location is central and services various locations; three substations are linked to Old Bridge, Manalapan and Sayreville; if there is an outage the use will come from the two other substations. He stated this is manually done from the Operations Center in Red Bank; they then dispatch and divert power from the other stations. Michael Walsh talked about the need to improve the site due to major weather events in the last 5 years; they are actively looking to make the grid more reliable.**

**Mr. Kuczynski asked if they would be adding to the site; Michael Walsh briefly explained why the poles had to be so tall and how it breaks down the flow; he did indicate that one pole would be outside of the yard and the others are within the easements; it was a whole new configuration. Mr. Green asked if there was a timeframe, he said approximately 6 months; Mr. Kuczynski asked if there would be any outages during construction, Michael Walsh said all outages are coordinated. Mr. Kreismer asked if there were any aviation concerns, Mr. Walsh said “no” and this has never been an issue here, however, this would be looked at before any construction.**

**Mr .Sachs swore in Michael Kelly, Boswell Engineering, LPE, LPP. Mr. Kelly described the site plan stating it was approximately 47 acres in an Industrial Zone. There is an existing power house, oil tanks and existing JCP&L substation. They are proposing three (3) monopoles which is shown on the plan; the Zoning Height Code is 85’; they are proposing two (2) at 104’ and one (1) at 91’; the existing structures and towers on the lot are higher. He stated the use satisfies the criteria. The site is already a utility use and the application increases the distribution of electric currents.**

**Mr. Miller stated that the proposed use meets criteria and is an inherently beneficial use it also satisfies the negative criteria. The only issue is the height restrictions. It increases the service reliability described by the professionals. He said during construction access to the site would be from the River Road entrance and parking would only be needed for routine maintenance. There will be no signage or lighting, construction should take about six (6) months t hen it would be normal day to day activity. There will be no traffic impact nor are they proposing any landscaping for security reasons. They want to be able to see the site as this is not for public use. Mr. Green asked if when the construction was completed would it be fenced in with barbed wire fencing; Mr. Kelly said “yes” if it was needed. Mr. Kreismer asked if the poles were constructed on site; Michael Walsh said they come in sections and they are brought in by truck. He said it is currently out for bid and the process is 10’ increments for construction. Mr. Kreismer asked how long the pilings then connecting would take; Michael Walsh said approximately one week. Mr. Green asked if there would be any noise, Michael Walsh said there would be a fair amount. Mr. Kelly said the contractors are supposed to meet all noise requirements. Mr. Green asked where the poles would be coming from; Michael Walsh said possibly Kentucky.**

**SAYREVILLE BOARD OF ADJUSTMENT**

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

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

**Mr. Miller gave a summation of the application and asked that the board act favorably. Mr. Sachs indicated that there were only five (5) voting members, Mr. Miller said they wanted to go forward with a vote.**

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

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Mr. Green, Mr. Emma**

**SAYREVILLE BOARD OF ADJUSTMENT**

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**Before the memorialization of resolutions, Mr. Green inquired about the letter from President Park Fire House presented on the application for Bello’s confirming use of their lot by Mr. Bello. The letter was not dated or signed and the applicant stated he would submit another letter. Mr. Sachs said he would call John Krenzel, Attorney for the applicant and request letter. Mr. Kreismer briefly addressed the wording in the resolution and suggested that the two applicants be listed separately to alleviate confusion; Mr. Sachs will adjust it accordingly.**

**MEMORIALIZATION OF RESOLUTIONS**

**#13-11 Dennis Bello (Bello’s Pub/David Olejnik 1&20 Roosevelt Blvd.**

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

**Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Mr. Green, Mr. Emma**

**#13-13 Calvin Hayes 2 Orta Court**

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

**Mr. Emma seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Mr. Green, Mr. Emma**

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the minutes of the June 26, 2013 meeting. Mr. Kreismer made motion to accept the minutes; Mr. Emma 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. Emma seconded, motion carried.**

  **Respectfully submitted,**

 **Joan M. Kemble**