SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF SEPTEMBER 23, 2015**

**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 Present were: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma and Mr. Esposito**

**Absent Members: Mr. Walsh, Ms. Catallo, Mr. Corrigan**

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

**#15-16 Amboy/Madison Bank 412 Washington Rd. Use/Bulk Variance/Site Plan $3,150.00 App.**

**$3,825.00 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.**

**Kenneth Pape, Esq., attorney for the applicant addressed the board stating this was an application to expand the existing building and modify the parking area using the property they own behind the bank. The bank will be demolishing the single family home in the rear using that lot for more parking.**

**Mr. Sachs swore in Tom McGrath, Engineer. Mr. Green asked for motion to accept credentials, Mr. Kuczynski made motion; Mr. Kreismer seconded, motion carried.**

**Mr. McGrath provided an aerial photo marked Exhibit A-1 of the existing conditions and described the current lot and existing bank. Exhibit A-2 described the bank and new parking area as well as the circulation on the property. He stated that there will be a storm water system, lighting will be upgraded to LED system will be on the bank property. There will be no trash areas as the bank trash is collected for security purposes by their own licensed hauler; this is bank policy. Signage will be facing Washington Road located near the parking lot on the Cheesequake Road side. The signage is described on the drawing. The CME report of 9/23/15 – all items will be addressed. The existing front yard will merge to a single lot; John Leoncavallo stated the current buffer is 10’ and they are proposing 13’, the ordinance requires 50’; they are looking for a waiver/variance on this issue. The waivers being requested are:**

* **Front yard landscaping**
* **Front yard setback for parking; they want parking on the Cheesequake Rd. side**
* **No loading area**
* **In/Out drives requesting 25’ where 30’ is required**
* **Sidewalks along the parking area – close to building**

**Mr. Henry asked about the sidewalk waiver; Mr. Pape said they would be in the internal parking area. Mr. Kreismer asked about the traffic flow and the entrance on Cheesequake Rd. Mr. Pape said this entrance will be relocated to the residential lot to even the flow and will not be two lanes where there is an existing sidewalk. The ATM will be remaining the same and customers will still be able to use the crosswalk. Mr. Green asked about the entrance/exit from Cheesequake Rd. and Reid St.; Mr. McGrath said the entrance will be in the rear not on Washington Rd. Mr. Green questioned the 6’ fence proposed and asked why it was different, Mr. McGrath said it was not going to be different it would be the same. Mr. Henry asked about the current entrance and if it would be eliminated; Mr. McGrath said the Washington Rd. entrance would be closed.**

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**Mr. Emma asked about landscaping on Washington Road, the applicant said they are proposing trees on Washington Road along the Reid St. and Cheesequake Rd. lawn areas and the old parking lot they are proposing evergreens and new trees on the site. Mr. Green asked how many parking spaces are used for employees, Mr. McGrath said typically 7; but at times 9 spaces. Mr. Emma asked about the proposed sign, Mr. McGrath said the sign would be 4’ x 6’ lit sign. Mr. Leoncavallo said the sign also needs a variance as it is a monument sign.**

**Mr. Sachs swore in Robert Larsen, LPP. Mr. Green asked for motion to accept credentials, Mr. Green made motion; Mr. Kuczynski seconded, motion carried.**

**Mr. Larsen discussed the exhibits presented A-2 discussing the addition and A-3 color rendered version of the application showing the character of the existing structure and the modernization will allow more privacy. Mr. Pape stated this was a D1 variance as it exists in a B1 zone but the new addition is in a residential R-7 zone. Mr. Larsen said there was no negative criteria or detriment to the public; the B1 zone promotes small business. Mr. Kuczynski asked about the current front entrance and steps; Mr. Larsen said they were taking out the doorway and adding a glass wall; it will be converted into a conference room. The steps will also be removed and landscaping will be put in place. Mr. Green asked if the hours would remain the same, Mr. Larsen said “yes.”**

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

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

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

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

**#15-17 Calogero/Anissa Covello 12 Oakwood Dr. Bulk Variance/Addition $ 100.00 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 application complete,**

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

**Mr. Sachs swore in James Farrell, Architect. Mr. Farrell stated the applicant was looking for variance relief for the following two variances:**

* **Single side yard setback minimum 15’ the applicant is proposing 8.5’**
* **Combined side yard setback 40’ minimum the applicant is proposing 30’**

**The applicant is looking to make the home a mother/daughter with a living room, small bedroom, and office with a separate entrance. Mr. Sachs asked if there was going to be a kitchen, Mr. Farrell, said “no.” Mr. Farrell said it would not be used as a two family home. Mr. Kuczynski asked if the addition connect directly to the main house, Mr. Farrell said “yes.”**

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

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

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

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

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**#15-20 William Wait 18 Kathleen Pl. 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. Green asked for motion to deem application complete,**

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

**Mr. Sachs swore in William Wait who stated he was looking for approval to construct an addition on his home. The addition would create a larger kitchen and he would be expanding the deck out to the pool. The addition would include a second story with bedrooms and a bath upstairs. The lot is in an R7 Zone but is only 50 x 100 sq. ft. Side yard setbacks on the existing home are 35’ wide they would be building straight out along the existing yard with a 4.4% increase over the allowable lot coverage. Mr. Sachs asked the applicant if the addition would match the exterior the applicant said “yes” and there would be no drainage issues. Mr. Henry asked the applicant where the addition would be built, the applicant said it would be over the concrete patio. Mr. Green asked if the pool would be staying, the applicant said “yes.”**

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

* **Impervious Coverage 45% in the R7 Zone, the applicant is proposing 51%**
* **Deck extension encroaches the rear yard setback 20’ minimum, the applicant is proposing 13 ft.**
* **Proposed addition encroaches side yard setback 8’ minimum, the applicant is proposing 1’**
* **Proposed addition exceeds maximum building lot coverage 20% maximum, the applicant is proposing 21%**

**Mr. Green asked the applicant is there was still an existing fence, the applicant said “no just a masonry wall.”**

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

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

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

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – SEPTEMBER 23, 2015**

**15-21 Rodney/Jenny Delapaz 232 Tyler St. Bulk Variance/New Structure $200.00 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 application complete,**

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

**Mr. Sachs swore in Ronald Denig, Contractor/Builder for the applicant. Mr. Denig stated that the applicant was seeking approval for a new structure as their original plan to renovate could not be done due to construction issues with the framing, etc. He provided photos showing issues marked Exhibits A-1 through A-3. They are seeking variance relief on the following:**

* **New structure encroaches on the side yard setback in R-7 Zone 8’ minimum, 1.5’ proposed**
* **New structure encroaches on the front yard setback in R-7 Zone 20’ minimum, 12’ proposed**
* **New structure constructed on undersized lot 75’ required in R-7 Zone, 50’ lot width proposed**
* **New structure constructed on undersized lot in area of 5576 sq. ft. R-7 Zone, 7500 sq. ft. required**

**The original plan was to utilize the existing house and upon the 2nd story demolition it was apparent the 1st floor walls and footings were not code. The contractor tried to salvage; however, the footings crumbled. The building inspector came out and told them they could go no further with the permit.**

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

**Mr. Kreismer seconded, motion carried.**

**PUBLIC PORTION:**

**Mr. Sachs swore in:**

**Barbara Baske – 226 Tyler St. – Mrs. Baske stated she has been a neighbor for 35 years and the old structure has been an eyesore. The new structure will be a welcomed improvement.**

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

**Mr. Kreismer seconded, motion carried.**

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – SEPTEMBER 23, 2015**

**15-22 Mr. & Mrs. Cheng 42 Major Drive Bulk Variance/Addition $ 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 application complete,**

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

**Mr. Sachs swore in Hiuming Cheng, Applicant and Dominic Wronko, Contractor. Mr. Wronko stated the applicant wanted to remove the 2nd story deck and replace with a 12’ x 14’ addition – 3 season sunroom. He stated they wanted variance relief for the following:**

* **12 x 14 addition encroaches the rear yard setback 25’ minimum the applicant is proposing 20’**

**The applicant presented a picture marked Exhibit A-1 of the existing deck. Mr. Henry asked the applicant to explain the request. Mr. Wronko said it only involved the second floor, Mr. Kuczynski asked what was below, Mr. Wronko said there was a patio below; Mr. Kuczynski asked if there would be an outside entrance on the new addition, he said no just an exit from the house. Mr. Sachs asked for a description of the addition, Mr. Wronko said it would be a 3 season sunroom, mostly glass, the roof would be white shingles and would match the primary house.**

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

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

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

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

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**MEMORIALIZATION OF RESOLUTIONS**

**#15-15 Eugene Zebrowski 11 Union Ave.**

**Mr. Green asked for motion to amend resolution. Mr. Kreismer made motion to adopt the resolution;**

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

**#15-19 Clyde’s Auto Recycling 6000 Main St.**

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

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

# ACCEPTANCE OF MINUTES

# Mr. Green asked for motion to approve and accept the minutes of the August 26, 2015 meeting.

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

**ADJOURNMENT**

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

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

**Respectfully submitted,**

**Joan M. Kemble**