

BOROUGH OF SAYREVILLE
Standard Development Application

(Page 2 of 3)

4. Subject Property (attach additional sheets if necessary)

Street Address: 15 Gavel Rd. Block(s) Lot(s) Number(s): Block 66.12 Lot 8

Site Acreage (and Sq. Ft.) _____ Zone District(s) R-10 Tax Sheet Numbers _____

Present Use Residential

Proposed Development Name and Nature of Use:
24 x 29 garage addition

Number of New Buildings: _____ Sq. Ft. of New Building(s): _____ Height _____ % of Lot to be covered by Building(s): _____ %

% of Lot to be Covered by Pavement: _____ % Number of Parking Spaces and Dimensions: _____ Dimensions of Loading Area(s): _____

Exterior Construction Material/Design: Vinyl Siding

Total Cost of Bldg. And Site Improvements: _____ Number of Lots Before Subdivision: _____ Number of Lots After Subdivision: _____ Are any new streets or utility extensions Proposed: _____

Number of existing trees 2" caliper or greater to be removed: None Are any structures to be removed? No Number of Proposed Signs and Dimensions: _____

Is soil removal or fill proposed? Specify total in cubic yards: _____ Is the property within 200 ft. or an adjacent municipality? If so, which? No

5. Are there any existing or proposed deed restrictions or covenants? Please detail. _____

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
SUBDIVISION			
SITE PLAN			
VARIANCE(S)			
BUILDING PERMIT			

BOROUGH OF SAYREVILLE
Standard Development Application

(Page 3 of 3)

7. NAMES OF PLAN PREPARERS

Engineer's Name:		Address:			
City:	State:	Zip:	Phone:	License #:	
Surveyor's Name:		Address:			
City:	State:	Zip:	Phone:	License #:	
Landscape Architect or Architect's Name:		Address:			
Duesse + Brewer Architects		24 Egan Ave.			
City:	State:	Zip:	Phone:	License #:	
Fords	NJ	08863	732 735-5666	14305	

8. FEES SUBMITTED

Application Fees	150.00
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION:

I certify that the foregoing statements and the materials submitted are true. I further testify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.

Sworn and subscribed before me this date:

September 18, 2001

[Signature]
Signature of Applicant

Property Owner Authorizing Application if Other than Applicant

Notary Public

REFUSAL OF PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
BOROUGH OF SAYREVILLE

Date: 09/07/2021
Re:Application#: 33232

To:
Sean Sullivan
15 GAVEL RD.
SAYREVILLE NJ 08872

Voucher/Receipt#
Check #:
Amount collected \$ 0.00

Your application for a permit to:
24x 29 garage addition

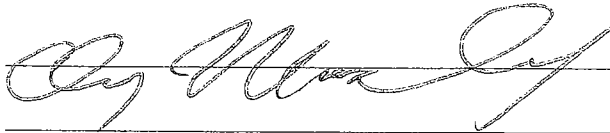
on the property at 15 GAVEL RD. SAYREVILLE Block : 60.02 Lot : 8
has been denied for noncompliance with provisions of Article (s) : Sections :26-81.5 of the Municipal Zoning Ordinance for the following reasons:

- 1) Proposed 24' x 29' garage addition encroaches sideyard setback for R-10 Zone. 10' min and 5' proposed.
- 2) Proposed 24' x 29' garage addition exceeds max building lot coverage R-10 Zone . 20% max and 23% proposed.
- 3) Proposed 24' x 29' garage addition exceeds overall total lot impervious coverage . Max 40% and 45% proposed. R-10 zone.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by:



Andrew Mashanski

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Andrew Mashanski, Zoning Official

**BOROUGH OF SAYREVILLE
APPLICATION FEE CALCULATION SHEET**

Applicant's Name: Francis James Sullivan Application Number: _____

Applicant's Address: 15 Gavel Rd Block# _____ Lot# _____
Sayreville

Owner's Name: (Same as Above) Street Address: _____

Owner's Address: 15 Gavel Rd. Project Name: Sullivan

Federal ID#: _____ Date Calculated: _____

Fees for PUD/PRD applications shall be treated as simultaneous applications for major subdivision and site plan.

- 1. Informal Review
 - a. Minor Site Plan or Subdivision: \$50 _____
 - b. Major Site Plan of Subdivision: \$100 _____
- 2. Subdivisions
 - a. Minor subdivision plan. Amended minor subdivision: \$250 _____
 - b. Preliminary major subdivision plan: \$1,000 _____
 - c. Final major subdivision plan: \$1,000 _____
 - d. Amended preliminary major and/or amended final major subdivision plan: \$1,000 _____
 - e. Request for re-approval or extension of time: \$1,000 _____
 - f. Resubmission of revised plans:
 - (1) Minor Subdivision: \$125 _____
 - (2) Major Subdivision: \$500 _____
- 3. Site Plans
 - a. Minor Site Plan: \$250 _____
 - b. Preliminary Major Site Plan: \$1,000 _____
 - c. Final Major Site Plan: \$1,000 _____
 - d. Resubmission of revised plans: _____

4. Variances

a. Appeals (40:55D-70a): \$250

b. Interpretations: \$250

c. Dimensional (each): \$50 x 3

\$ 150.00

d. Use: \$1,000

e. Resubmission of revised application (1/4 original application fee)
(\$100 x 1/4 = 25)

5. Other

a. General Development Plan (GDP): \$100 +

\$10/du x _____ +
\$.10/sf x _____ of non residential GFA

b. Development Permit (NJSA 40:55D & 34 & 35): \$250

c. Conditional Use: \$250

d. Request for Master Plan Amendment: \$250

e. Subdivision Approval Certificate: \$50 each x _____

f. Certificate of Non-Conformity (NJSA 40:55D-68):

\$50 each x _____

TOTAL APPLICATION FEE DUE

\$ _____

Fee Submitted by Applicant

\$ _____

BALANCE of fee still due

\$ _____

REVISED SUBMISSION APPLICATION FEE DUE

\$ _____

Revised Submission Fee submitted by Applicant

\$ _____

BALANCE of fee still due

\$ _____

Thomas E. Sheehan, AICP
Borough Planner

cc: Board Chairman
Board Secretary
Borough Treasurer
Borough Clerk
Borough Engineer
Zoning Official
Code Official
Applicant's Attorney
Applicant
File # _____

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080 • FAX 732-651-3159

List of property owners within a 200' radius of Block 60.02 Lot 8 (Downey):

BLOCK LOT	60.02 5	John Lukie, Jr. and Debra Lukie 3 Gavel Road Sayreville, NJ 08872
BLOCK LOT	60.02 6	Thomas and Mary Ann Cassidy 11 Gavel Road Sayreville, NJ 08872
BLOCK LOT	60.02 7	Gregory I. and Mary Rita Louis 13 Gavel Road Sayreville, NJ 08872
BLOCK LOT	60.02 9	Keith Waiters 214 Grant Avenue Jersey City, NJ 07305
BLOCK LOT	60.02 10	Larry J. and Lona B. Bishop 8 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.02 11	Luis M. Dos Santos 10 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.02 12	Americo Jose and Deborah Ann Cunha 12 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.02 13	H. Kenneth and Georgia A. Scott 14 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.02 14	James Krainski, Jr. and Kaitlyn Krainski 16 Oak Tree Road Sayreville, NJ 08872

Succeed in Sayreville

Sayreville is an Equal Opportunity Employer

www.sayreville.com


BLOCK LOT	60.03 8	Tracy C. Bejar & Jorge R. Rojas 13 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.03 9	Gregory T. Kuczynski 11 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.03 10	Daniel and Margaret Volosin 9 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	60.03 11	Thomas J. Monaco, Jr. and Helen M. Monaco 7 Oak Tree Road Sayreville, NJ 08872
BLOCK LOT	73.02 9	Ian and Andrea Ebbighausen 51 Embroidery Street Sayreville, NJ 08872
BLOCK LOT	73.02 10	Lisa Bergen 55 Embroidery Street Sayreville, NJ 08872
BLOCK LOT	73.02 11	Ronnie Traktman & Barton Machowsky 59 Embroidery Street Sayreville, NJ 08872
BLOCK LOT	73.02 12	Renato P. Mendoza 63 Embroidery Street Sayreville, NJ 08872
BLOCK LOT	73.02 13	Leroy and Elizabeth Mullican 18 Gavel Road Sayreville, NJ 08872
BLOCK LOT	73.02 14	Scott Conklin & Joann Arsi 16 Gavel Road Sayreville, NJ 08872
BLOCK LOT	73.02 15	Daniel V. and Alicia S. Berry 14 Gavel Road Sayreville, NJ 08872

BLOCK	73.02	Tina Cicolella
LOT	16	12 Gavel Road Sayreville, NJ 08872
BLOCK	73.02	Brian and Shalee C. Sarvetnick
LOT	17	10 Gavel Road Sayreville, NJ 08872
BLOCK	136.06	Mark and Lisa Radil
LOT	6	62 Kuberski Drive Sayreville, NJ 08872
BLOCK	136.06	George C. Lowe & Michael Gibson
LOT	7	58 Kuberski Drive Sayreville, NJ 08872
BLOCK	136.06	Joao E. and Maria D. Grego
LOT	11	64 Kuberski Drive Sayreville, NJ 08872

STORM SEWER EASEMENT: Borough of Sayreville
167 Main Street
Sayreville, NJ 08872

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 60.02 Lot 8, on the official tax map for the Borough of Sayreville.

Dated: August 31, 2021



Joseph J. Kupsch, Jr.
Tax Assessor

Be advised that this record may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

(b) by mailing, using certified mail, such true copy to the last known address of the property owners as shown by the most recent tax list of said Town, said persons being non-residents of said Town, as follows:

NAME	ADDRESS	DATE OF SERVICE
Tom Lukie Jr & Debra Lukie	3 Gavel Rd., Sayreville	9/29/21
Thomas & MaryAnn Cassidy	11 Gavel Rd., Sayreville	9/29/21
Gregory & Mary Rita Lewis	13 Gavel Rd, Sayreville	9/29/21
Keith Walters	214 Grant Ave, Jersey City NJ 07305	9/29/21
Larry & Angela B. Bishop	8 Oak St., Sayreville	9/29/21
Luis M. Dos Santos	10 Oak St., Sayreville	9/29/21
Antonio Jose & Deborah Ann Cunniff	12 Oak St., Sayreville	9/29/21
H. Kenneth & Georgia A. Scott	14 Oak Tree Rd. Sayreville	9/29/21
James Krainski, Sr. & Kathryn Krainski	16 Oak Tree Rd, Sayreville	9/29/21
Tracy C. Reior & Joyce R. Reior	13 Oak Tree Rd., Sayreville	9/29/21
Gregory T. Kuczyński	9 Oak Tree Rd., Sayreville	9/29/21
Daniel & Margaret Valosin	9 Oak Tree Rd., Sayreville	9/29/21
Thomas J. Mondoro Jr. & Helen M. Mondoro	7 Oak Tree Rd. Sayreville	9/29/21
Jon & Andrea Ebbigrauser	51 Embroidery St., Sayreville	9/29/21
Erica Berzon	55 Embroidery St., Sayreville	9/29/21
Renée Trakhtina & Barton Machowski	59 Embroidery St., Sayreville	9/29/21
Renato P. Mendola	63 Embroidery St., Sayreville	9/29/21
Leroy & Elizabeth Mullican	18 Gavel Rd., Sayreville	9/29/21
Scott & Conklin & Joann Arsi	16 Gavel Rd., Sayreville	9/29/21
Daniel V. & Alicia S. Berry	14 Gavel Rd., Sayreville	9/29/21
Tina Cicolella	12 Gavel Rd., Sayreville	9/29/21
Brian & Shalee C. Sarrothnick	10 Gavel Rd., Sayreville	9/29/21
Alex & Lisa Ruan	62 Kuberski Dr., Sayreville	9/29/21
George F. Lowe & Michael Gibson	58 Kuberski Dr., Sayreville	9/29/21
Joan E. & Maria D. Gregg	64 Kuberski Dr., Sayreville	9/29/21
Borough of Sayreville	167 Main St, Sayreville	9/29/21

Subscribed and sworn to before me
 This 28 day of September 2021

Down Maria Calento
 NOTARY PUBLIC OF NEW JERSEY

BOROUGH OF SAYREVILLE

PLANNING/ZONING BOARDS

RECOMMENDED NOTICE TO ADJACENT PROPERTY OWNERS

To Whom it May Concern:

Notice is hereby given that on October 27, 2021 at 7:30 pm at the regularly scheduled meeting place of the Zoning Board of Adjustment of said Borough, the appropriate review agency will hold a hearing on the appeal or application of the undersigned, at which time and place all interested persons will be given an opportunity to be heard.

The applicant seeks the following:

1. Proposed 24' x 29' garage addition encroaches side yard setback for R-10 Zone. 10' min and 5' proposed.
2. Proposed 24' x 29' garage addition exceeds max building lot coverage R-10 zone. 20% max and 23% proposed.
3. Proposed 24' x 29' garage addition exceeds overall total lot impervious coverage. Max 40% and 45% proposed. R-10 Zone.

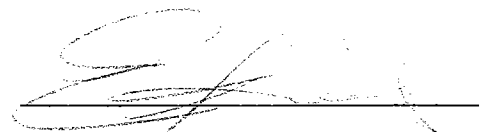
The applicant may also seek any such other variances and waivers that may be required.

This meeting will be virtual. Please log onto Sayreville.com for instructions to attend the meeting virtually or call the zoning office and ask to speak to Joan Kemble at the Borough of Sayreville for instructions on how to attend at 732-390-7077.

Street Address of Premises: 15 Gavel Road, Sayreville, NJ 08872

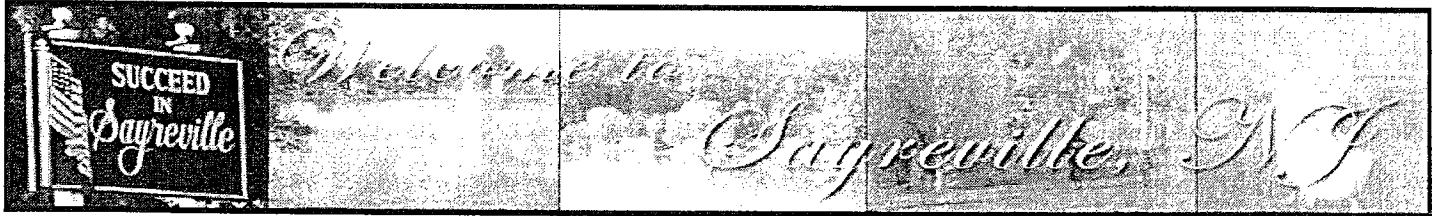
Block No. 60.02 Lot No. 8

Date



Signature of Appellant or Applicant

* Applicant is also required to give public notice by publication in the official newspaper of the Borough at least ten (10) days prior to the date of hearing.



Block/Lot/Qual: 60.02 8.	Tax Account Id: 1247
Property Location: 15 GAVEL ROAD	Property Class: 2 - Residential
Owner Name/Address: SULLIVAN, SEAN & SULLIVAN, JAIME 15 GAVEL ROAD SAYREVILLE, NJ 08872	Land Value: 60,000 Improvement Value: 132,400 Exempt Value: 0
Special Taxing Districts:	Total Assessed Value: 192,400 Additional Lots: None Deductions:

Taxes Utilities

Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	2,637.81	2,637.81	0.00	2,637.81	OPEN
2022	05/01/2022	Tax	2,637.80	2,637.80	0.00	2,637.80	OPEN
Total 2022			5,275.61	5,275.61	0.00	5,275.61	
2021	02/01/2021	Tax	2,570.95	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	2,570.94	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	2,704.67	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	2,704.66	2,704.66	0.00	2,704.66	OPEN
Total 2021			10,551.22	2,704.66	0.00	2,704.66	
2020	02/01/2020	Tax	2,517.08	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,517.07	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	2,629.63	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	2,620.00	0.00	0.00	0.00	PAID
Total 2020			10,283.78	0.00	0.00	0.00	

Last Payment: 08/04/21

[Return to Home](#)

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: ROBERT DOWNEY
Address: 16 S EDWARD ST
SAYREVILLE NJ 08872
USA

Ad No.: 0004938019
Pymt Method: Invoice
Net Amt: \$58.22

Run Times: 1

No. of Affidavits: 1

Run Dates: 10/02/21

Text of Ad:

LEGAL NOTICE
Of Intent to Appear Before the
Sayreville
Zoning Board of Adjustment

An application requesting development approval has been filed by Sean & Jamie Sullivan for 15 Gavel Road, Sayreville, NJ 08872, Block 60.02 and Lot 8. The applicant seeks the following:

1. Proposed 24' x 29' garage addition encroaches side yard setback for R-10 Zone. 10' min and 5' proposed.
2. Proposed 24' x 29' garage addition exceeds max building lot coverage R-10 zone. 20% max and 23% proposed.
3. Proposed 24' x 29' garage addition exceeds overall total lot impervious coverage. Max 40% and 45% proposed. R-10 Zone.

The applicant may also seek any such other variances and waivers that may be required.

The Sayreville Zoning Board of Adjustment has scheduled a public hearing on the application to be held on October 27, 2021 at 7:30 pm. This meeting will be virtual. Please log onto Sayreville.com for instructions to attend the meeting virtually or call the zoning office and ask to speak to Joan Kemble at the Borough of Sayreville for instructions on how to attend at 732-390-7077.

The application may be reviewed in the Board Secretary's office in the Sayreville Construction office, 49 Dolan Street, Sayreville, NJ during ten (10) days prior to the meeting.

This notice is required by law and is being published at the direction of the Zoning Board.
(\$23.22)

0004938019-01

LEGAL NOTICE

Of Intent to Appear Before the Sayreville

Zoning Board of Adjustment

An application requesting development approval has been filed by Sean & Jamie Sullivan for 15 Gavel Road, Sayreville, NJ 08872, Block 60.02 and Lot 8.

The applicant seeks the following:

1. Proposed 24' x 29' garage addition encroaches side yard setback for R-10 Zone. 10' min and 5' proposed.
2. Proposed 24' x 29' garage addition exceeds max building lot coverage R-10 zone. 20% max and 23% proposed.
3. Proposed 24' x 29' garage addition exceeds overall total lot impervious coverage. Max 40% and 45% proposed. R-10 Zone.

The applicant may also seek any such other variances and waivers that may be required.

The Sayreville Zoning Board of Adjustment has scheduled a public hearing on the application to be held on October 27, 2021 at 7:30 pm. This meeting will be virtual. Please log onto Sayreville.com for instructions to attend the meeting virtually or call the zoning office and ask to speak to Joan Kemble at the Borough of Sayreville for instructions on how to attend at 732-390-7077.

The application may be reviewed in the Board Secretary's office in the Sayreville Construction office, 49 Dolan Street, Sayreville, NJ during ten (10) days prior to the meeting.

This notice is required by law and is being published at the direction of the Zoning Board.

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$23.22 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared Denise Roberts at County of Brown, State of Wisconsin.

Of the **Home News Tribune**, newspaper printed in Freehold, New Jersey and published in East Brunswick, in State of New Jersey and County of Middlesex, and of general circulation in Middlesex County, who being duly sworn, deposes and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

10/02/2021 A.D 2021

Al Buto
Notary Public State of Wisconsin County of Brown

7/27/25
My commission expires

SARAH BERTELSEN
Notary Public
State of Wisconsin

LEGAL NOTICE
Of Intent to Appear Before the
Sayreville
Zoning Board of Adjustment

An application requesting development approval has been filed by Sean & Jamie Sullivan for 15 Gavel Road, Sayreville, NJ 08872, Block 60.02 and Lot 8. The applicant seeks the following:

1. Proposed 24' x 29' garage addition encroaches side yard setback for R-10 Zone. 10' min and 5' proposed.
2. Proposed 24' x 29' garage addition exceeds max building lot coverage R-10 zone. 20% max and 23% proposed.
3. Proposed 24' x 29' garage addition exceeds overall total lot impervious coverage. Max 40% and 45% proposed. R-10 Zone.

The applicant may also seek any such other variances and waivers that may be required. The Sayreville Zoning Board of Adjustment has scheduled a public hearing on the application to be held on October 27, 2021 at 7:30 pm. This meeting will be virtual. Please log onto Sayreville.com for instructions to attend the meeting virtually or call the zoning office and ask to speak to Joan Kemble at the Borough of Sayreville for instructions on how to attend at 732-390-7077.

The application may be reviewed in the Board Secretary's office in the Sayreville Construction office, 49 Dolan Street, Sayreville, NJ during ten (10) days prior to the meeting.

This notice is required by law and is being published at the direction of the Zoning Board.
(\$23.22)