

22-11

May 9, 2022

Robert Davis, Chairman  
Borough of Sayreville  
Planning Board  
167 Main Street  
Sayreville, NJ 08872

RE: Request for a one-year extension of bulk variances granted 2/24/2016  
17 Jernee Mill Rd  
Lot 20 Block 64  
Sayreville, NJ

Mr. Chairman,

We, Mark Ignomirello and Richard Burnett, are the owners of 17 Jernee Mill Rd, Sayreville. We purchased the property and appeared for an informal meeting to renovate the building and make it a 4- family home. This idea was not favorable with the planning board therefore the project was put on hold.

On Feb 24, 2016, we appeared before the board and proposed to tear down the existing building and replace it with a 2-family home instead. The variance was granted. Organizing and assembling funds for the process of the demolishing and the re-build took longer than anticipated. Just as the pandemic started, we were ready to begin. Unfortunately, everything was put on hold until the crisis had subsided.

When it seemed business could now go on as usual and felt it was safe to begin this project, in April 2022, we applied for and received the demolition permit. However, when we tried to apply for the building permit, we were told the variance was expired. While we realize ignorance is no excuse, we thought the variance went with the property and were not aware of an expiration date.

With that said, we are requesting the board to extend the variance for a period of one year of the final site plan approval previously granted.

Thank you in advance for your time and consideration in the matter.

Respectfully,



Mark Ignomirello

**RESOLUTION**  
**BOARD OF ADJUSTMENT**  
**OF**  
**THE BOROUGH OF SAYREVILLE**

**Re: Application #16-01  
Richard Burnett  
17 Jernee Mill Road  
Sayreville, NJ 08872  
Lot 20, Block 64**

**WHEREAS**, by application #16-01, Richard Burnett, owner of the property known as 17 Jernee Mill Road, also known as Lot 20 in Block 64 in the Borough of Sayreville, County of Middlesex, State of New Jersey, requests use and bulk variances for the property which consists of 8,790 square feet and is located on the north side of Jernee Mill Road. The Applicant is proposing to demolish the existing vacant and obsolete commercial structure and to construct a new two-family residential structure.

**WHEREAS**, a Hearing was conducted on February 24, 2016 in Council Chambers, in Borough Hall, in the Borough of Sayreville, County of Middlesex, State of New Jersey; and

**WHEREAS**, the following members of the Board heard the testimony and read the documents submitted:

Mr. P. Walsh (Chairman)  
Mr. J. Corrigan  
Mr. P. Emma  
Mr. W. Henry  
Mr. K. Kreisner  
Mr. T. Kuczynski

**WHEREAS,** at said meeting all those who desired to be heard were heard, and the testimony was recorded by the Board of Adjustment; and

**WHEREAS,** at said meeting the Board of Adjustment carefully considered the testimony offered and the documents submitted by the applicant; and

**WHEREAS,** as a result, said following findings of facts and conclusions were made:

**FINDINGS:**

1. The Applicant is the current owner of the property known as and located at 17 Jernee Mill Road, also known as Lot 20 in Block 64 in the Borough of Sayreville, County of Middlesex and State of New Jersey.
2. The Applicant is requesting the following variances:
  - use variance to permit the construction of a new two-family Residential structure in the B-2 Zone which is not permitted.
  - minimum lot area (12,5000 square feet required; 8,790 square feet proposed)
  - minimum lot width (125' minimum, 64.08' proposed)
  - minimum front yard setback (20' minimum; 18.6' proposed)
  - minimum side yard setback (10' minimum, 8' proposed)
3. The Applicant is requesting use and bulk variances of property which consists of 8,790 square feet located at 17 Jernee Mill Road. The Applicant is proposing to demolish an existing vacant commercial building and to construct a new two-family residential structure. The property is located in the B-1 zone where two-family residential uses are not permitted and therefore, a use variance is required.

4. Mr. Richard Burnett, owner of the property testified on behalf of the Applicant. Mr. Burnett stated that the existing building had been utilized as a bowling alley and he intends to demolish the building and construct a new two (2) family residential structure. Each unit will contain two (2) bedrooms and two (2) full baths with two (2) car garages. A total of 3 vehicles will be able to park in each unit with two (2) in the garage and one (1) on the driveway.
5. Mr. John Chadwick, PE provided professional planning testimony on behalf of the Applicant. Mr. Chadwick testified that the site had been previously utilized as a bowling alley and was the only commercial use on the north side of Jernee Mill Road. According to Mr. Chadwick, the existing building is a blight in the neighborhood and the removal of same will be an aesthetic improvement. Mr. Chadwick noted that all the surrounding properties are residential in nature and bulk variance relief is necessitated due to the B-1 zoning requirements. Under residential zoning standards, all bulk requirements would be satisfied except for a minimum front yard setback. In terms of positive criteria, said proposal promotes a positive aesthetic improvement and promotes light, air and open space. In terms of the negative criteria, Mr. Chadwick stated that there are no negative impacts as the residential use is more compatible with the surrounding neighborhood than any permitted commercial use. Finally, Mr. Chadwick opined that the proposed development is consistent with the Master Plan by satisfying the goals of preserving and enhancing residential areas and eliminating a use not compatible with the surrounding uses.

6. As to the Memorandum dated January 25, 2016 from Mr. John Leoncavallo, P.P., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant.
7. No individuals testified in opposition of the application during the public portion of the hearing.
8. The Applicant was represented by Michael Paige, Esq. at the hearing.

**CONCLUSIONS:**

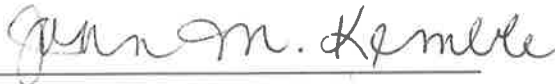
1. The Applicant has demonstrated that the site is particularly well suited for the proposed use.
2. The Applicant has demonstrated that the purpose of the Municipal Land Use law would be significantly enhanced by the proposed variances and that the benefits of the variances would substantially outweigh the detriments to the Zoning Ordinance or Zoning Plan.
3. The Applicant has demonstrated that the relief requested can be granted without substantial detriment to the intent and purpose of the Zoning Ordinance or Zoning Plan.

**THEREFORE, BE IT RESOLVED THAT,** the Applicant's request for a use variance and bulk variance, minimum lot area (allowing 8,790 square feet), minimum lot width (allowing 64.08'), minimum front yard setback (allowing 18.6') and minimum side yard setback (allowing 8') be granted on the following conditions:

1. All other representations offered by the Applicants and its professionals are hereby incorporated by reference as a condition of approval.

2. All agreed upon recommendations in the reports of any Borough professional are hereby incorporated by reference as a condition of approval.
3. The Applicant is to comply with all requirements, statutes and ordinances of the Borough of Sayreville, County of Middlesex, State of New Jersey.
4. The Applicant is to pay all required fees, escrow, bonds and inspection fees pursuant to Borough ordinances.
5. The Applicant is to receive all permits and approvals prior to commencing the construction.
6. The Applicant is to comply with all requirements of the Construction Code Official Engineer (if applicable) before initiating construction.

Date: March 24, 2016

  
Joan Kemble, Secretary

Motion was made to approve by Mr. T. Kuczynski, seconded by Mr. W. Henry.

In favor are:

Against:

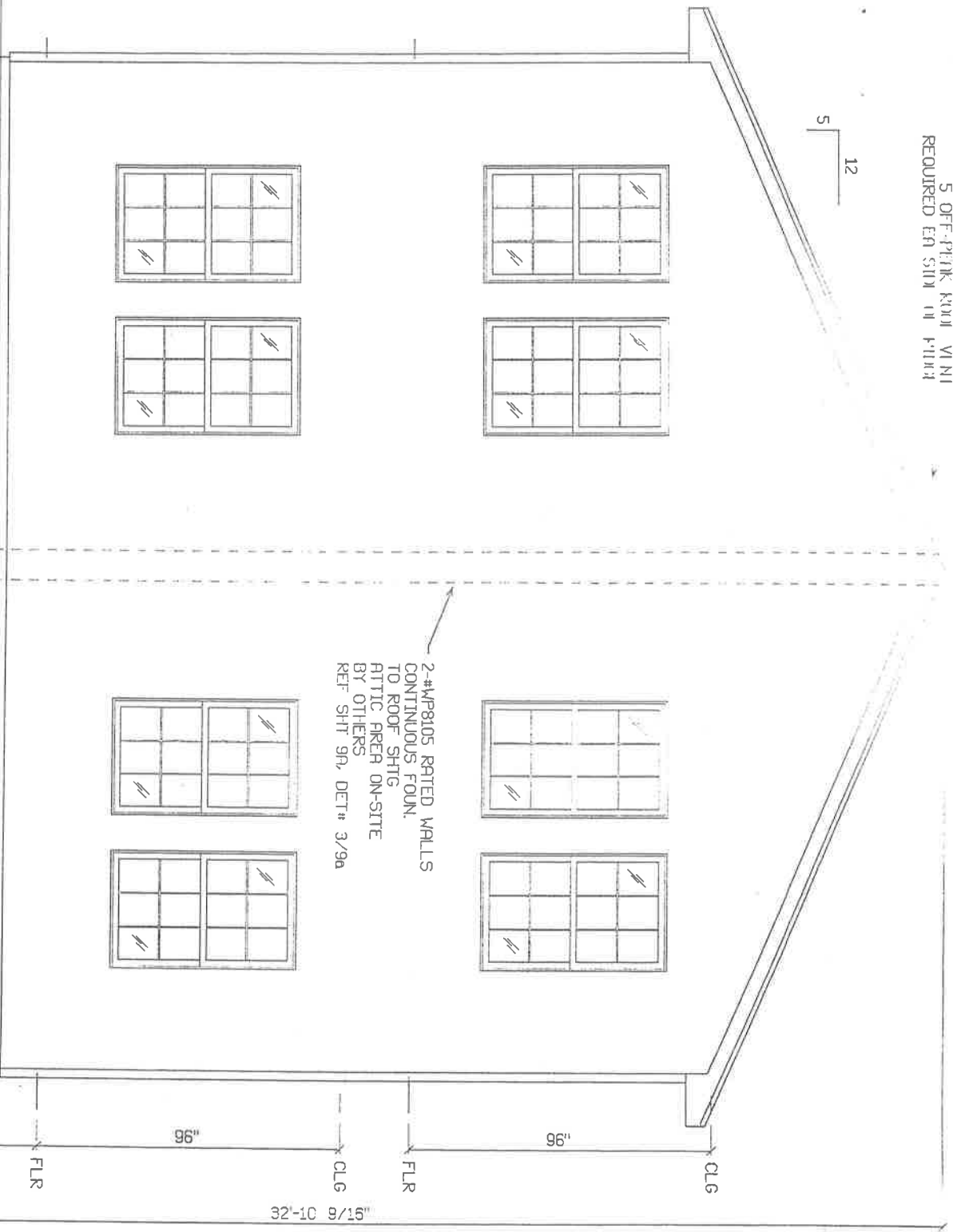
Mr. P. Walsh (Chairman)  
Mr. J. Corrigan  
Mr. P. Emma  
Mr. W. Henry  
Mr. K. Kreismer  
Mr. T. Kuczynski

5 OFF-PINK KNOX VINI  
REQUIRED EN SILL IN PLUMB



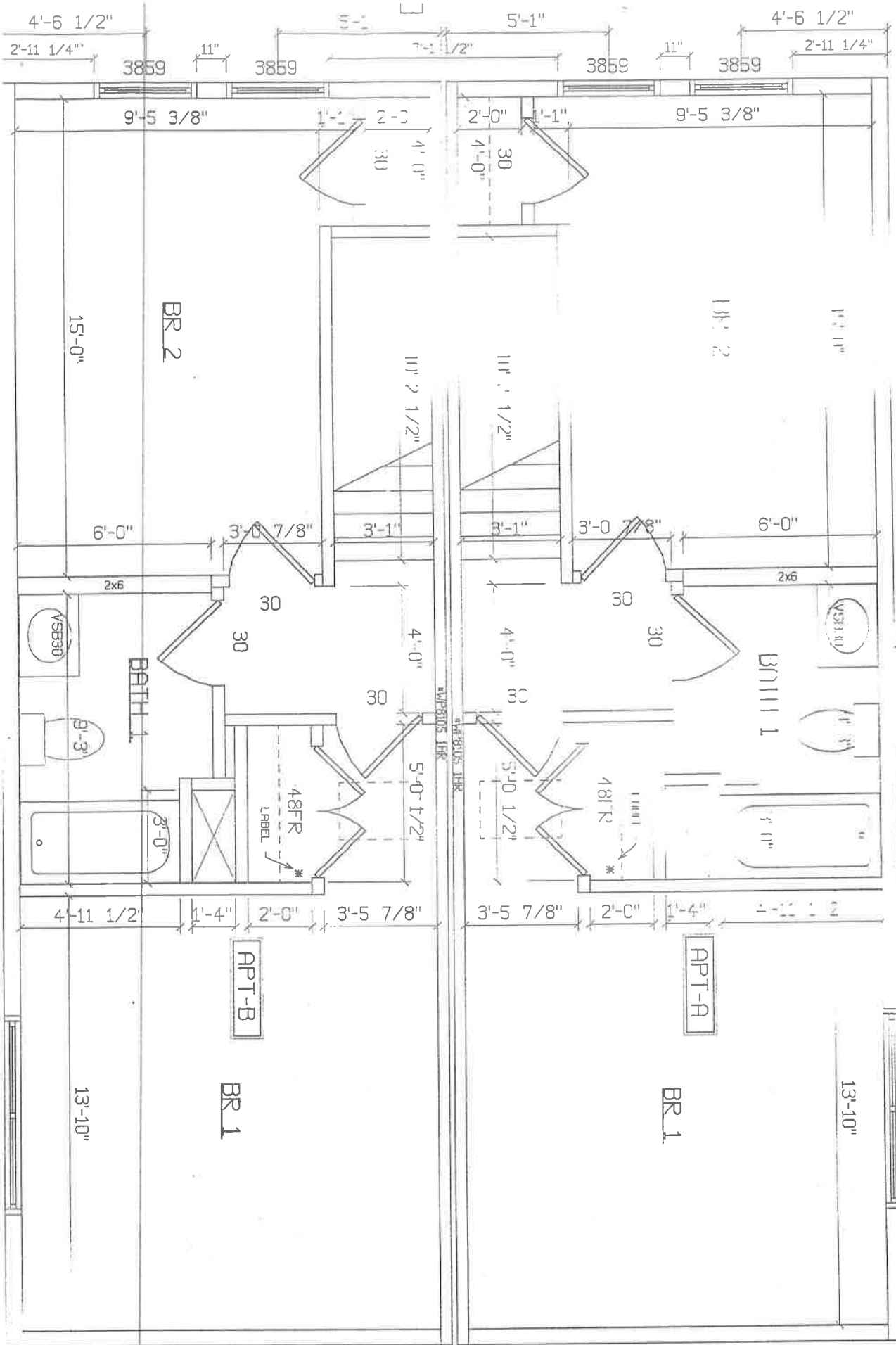
MW11

7/8 9-92



2-#WP8105 RATED WALLS  
CONTINUOUS FOUN.  
TO ROOF SHIG  
ATTIC AREA ON-SITE  
BY OTHERS  
REF SH1 9A, DET# 3/9A

THE AREN BLOW THE MODULES SHALL COMPLY WITH SECTION R322 OF THE IRC AND ALL OTHER STATE OR LOCAL CODES AS APPLICABLE.  
BE UTILIZED SOLEY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE.  
THIS STRUCTURE SHALL BE PLACED ABOVE THE DESIGN FLOOD ELEVATION AS REQUIRED BY SECTION R322 OF THE IRC.  
N TOP OF PRESSURE TREATED LUMBER.  
TO BE DESIGNED BY A DESIGN PROFESSIONAL AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.  
CTORS SHALL BE PROTECTED ON SITE BY OTHERS FROM THE ELEMENTS (WIND, RAIN, SALT, ETC)



40'-0"  
17'-10"  
13'-10"  
7'-5"  
10'-0"  
KITCHEN ROOF AREA  
[WALL 1]  
38592  
3859



