SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF APRIL 23, 2025**

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

**Members of the Board of Adjustment present were: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine,**

**Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**Excused Absence: Mr. Emma**

**Also present were: Mr. Fisher, Esq., Mr. Cornell, Engineer, Michael P. Fowler, Planner**

**Before beginning the applications Ken Pape, Esq. attorney for the applicant Sterling Properties addressed the Board stating he thought his application was on tonight’s agenda and had noticed and published as such. He requested that the Board accept the notice and publication and not require them to re-notice.**

**Mr. Green asked for motion to accept the notice and publication for the June 23, 2025 meeting; Mr. Castlegrant made motion; Mrs. Gottstine seconded.**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**#25-03 Highpoint Investments Main St./Crossman Rd. Minor Site Plan $3,300.00 App. Of Sayreville, LLC $9,512.00 Esc.**

**Hugh McGuire, attorney for the applicant addressed the board stating they were seeking approval for a subdivision and site plan.**

**Mr. Fisher swore in Mark Shenoda, Engineer. Mr. Green made motion to accept credentials. Mr. Shenoda described the property Block 251 Lot 1 located on the southwest corner of Main Street and Crossman Road; 576’ frontage along Main Street, the remaining footage along Crossman Road near Burts Creek and wetlands which is flood hazard and DEP approval to assure development shown on Exhibit A1 – Aerial. Ms. Gisondi asked about the ground water issue they have certificates; Mr. Shenoda said it is currently under remediation. EPA’s only issue was no soil contamination and they have documentation/certification they can still develop. Sheet 3 shows the subdivision into 2 lots for the construction of the WaWa. They are seeking approval for permitted use. Sheet 14 shows 6,732’ convenience store with 6 fuel isles, 2 pumps per isle, along with a “Fly Thru Lane for Pick Up and Drive Out.” Middlesex County wants improvements to the intersection Front Yard 119.3, Side Yard 76.3, Side Yard 226; with one way in and one way out; parking lot 47 spaces, 2 ADA spaces, 2 truck lots and one EV charger. Light poles proposed are 20’ and there will be no lighting onto neighbor properties. They will be keeping 192 trees, there will be 2 stormwater basins and water will be treated by the basins. They met with the County and they are positive about the application as they are making sure there is no impact to area. Main Street – Level B, Crossman Road – Level C is based on improvements. The County is doing a signal analysis for the intersection with a reduction on Crossman Road. The sewer will be connected to the gas/water system on Main Street. They are seeking the following waivers:**

* **Front yard – parking 5’ within**
* **Single stripe parking**
* **Waive sidewalk**
* **Landscaping 5’ wide**
* **10% landscape – 1 Shade tree per space**

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**Ms. Gisondi asked about the removal of the trees and if they would be replacing with top soil Mr. Shenoda said they would comply with what the Board requests. Mr. Cornell said they would also need to make a contribution to the Tree Bank. Mr. Kuczynski asked about truck circulation plan and how they would navigate around the gas pumps near the concrete pad as the lanes are 30’ wide. Mr. Cornell suggested that the tanker trucks be restricted to a timeframe. Mr. Esposito suggested expand the lane in the rear of the concrete pad. Mr. Kuczynski said this was a tight area; Mr. Shenoda said they would talk about the hours of operation. He then addressed the “Fly Thru” mobile app window; stating customers just pick up and leave. Ms. Gisondi asked how they know where to go to pick up as there are store entrances on both sides. Mr. Bella stated there is one EV station available located in front of the charging station. Mr. Esposito asked how long the lease was for the WaWa, Mr. Shenoda said 20 years. The “Fly Thru” could create more traffic and the capacity of the intersection the County did not know about the WaWa. Mr. Kuczynski said the entrance/exit would both be on Main Street as Crossman Road would be too much particularly with left turns. Mr. Cornell said the Bus Company does not want walk ways for security reasons. Mr. Kuczynski said Main Street has a walkway and professionals at the TRC discussed additional walkways for Main Street Townhomes and other complexes in the process of being built. Mr. Green asked what type of trucks would be entering the property; they will be tanker trucks and they will be coordinated with the Fire Dept. Mr. Cornell said it would be after hours.**

**Mr. Kuczynski talked about signage and what would be on the lot such as, stop signs, turn right and/or left also signage for the gas pumps. Mr. Green said that there would just be 1 large sign then 3 smaller signs with gas pricing. Mr. Kuczynski then talked about the lighting 20’ high LED fixtures on all night stating the minimum setback is 50’ maximum height 10’; with one free standing; however, 3 are being proposed, 1 on the building and one each on Main Street and Crossman Road. All 3 signs will be 20’ in the same areas. Mr. Cornell said he was not sure of the height on Crossman; Mr. McGuire said there will be a 10’ monument sign on Crossman which will eliminate any corner site issue; the large sign will be on Main Street. Mr. Kuczynski said this was a good idea to move a sign to Crossman leaving only 2 signs on Main Street. Mr. Fowler addressed pedestrians coming from the Bus Depot and also suggested that there be 3 spaces for larger vehicles. Mr. Kuczynski asked if there were any issues with the subdivision of the lot as WaWa is undersized with a couple of variances; Mr. Cornell said that this was worked on for subdivision approval. Mr. Fowler said he agreed with all comments as he described what was discussed and all the setbacks required. Mr. Fowler said if approved the signs shown on plan all variances will be included in the resolution. Mr. Kuczynski said there should be no outdoor seating or loitering outside or inside. Mr. Fowler suggested one bench outside along with a bike rack. Mr. Green said the Bus Depot also leases; Mr. McGuire said their lease is for 20 years.**

**Mr. Fisher swore in Mike Redel, Real Estate Engineer. Mr. Green made motion to accept credentials. Mr. Redel addressed the new “Fly Thru” now available at WaWa stating he tried this new mobile pick up twice and it’s become very popular. You order on the App and drive up to the window and in 30 seconds you have your order. If you don’t order on the App you can walk in and order then pick up. Customers don’t want to get out of the car they prefer to pull up, give their order number, get the order and go. If more than 3 cars are in line for pick up they are asked to park. If the order is not ready the customer is asked to park. Mr. Redel tested service and no payment is taken at the window just pick up of order. Mr. Esposito asked about staggered tmes; Mr. Redel said when stacking Mr. Esposito said this would be issue in beginning but people will get used to it. Mr. Kuczynski asked if there were limited items such as, coffee and specific food items. There will be a bypass lane in the event that someone one makes a mistake. Mr. Green said that if the order is wrong the customer would go into the store. Mr. Bella asked if someone could order cigarettes or other items, “no” they cannot. Mrs. Gottstine asked if the App says pick up, Mr. Green said that the store App for “Fly Thru” was just approved in Woodbridge and is being installed. Mrs. Gottstine asked if the WaWa in Sayreville was closing Mr. Redel said “yes.” This new contract is near to Riverton so the Sayreville store is closing. Mr. Cornell addressed the signage stating it should not block the circulation isle or parking spaces. This should be proposed on the plans. Mr. Kuczynski asked about number of employees, Mr. Redel said 12 each shift 6am-2pm, 2pm-10p then an overnight shift. Mr. Kuczynski said there would be parking for employees, the truck circulation 10-20 spaces in excess of 25’.**

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**The canopy can accommodate circulation, the lease is for 20 years. The EV charger is third party a complies with State statutes. There will be different types of deliveries: fuel delivery once per day and it takes approximately 30 minutes. Mr. Cornell said there is more of a concern if the area is busy how will the trucks get onto site. Mr. Redel said they know not to come during peak hours; deliveries three times a week for ice tea, soda, etc. and baked goods which is daily but at night time vendor deliveries as needed but not during peak hours. The LED lighting proposed is state of the art, the trash compactor, fuel equipment and underground storage tanks, incidents related to fuel is minimal. Mr. Green stated fuel tanks and trucks could be as needed as long as they avoid peak times. He also said employees on overnight 1-2 fuel and 2 deliveries inside. Mr. Fowler said there should be “Fly Thru” cameras inside showing how many cars are in line. Mr. Redel said he will provide an answer to this request. Mr. Green indicated that there are numerous variances due to the Zone – Industrial; he said they will be providing revised plans for reports from the Engineer and Planner as the developer they are responsible to obtain all approvals once done then WaWa comes.**

**Mr. Fisher swore in Christopher Nusser, Planner. Mr. Green made motion to accept credentials. Mr. Nusser described the lot and the relief being requested. He stated that the applicant will be providing additional information regarding signage, trash enclosure, deliveries. He stated the positive criteria of subdividing the building features C2 Variance benefits outweigh as the bulk lot area and width would have more underdeveloped land. The applicant will be providing safe signage for the public to see the sight and where to go. In the I Zone trash enclosure needs same property owner, the Bus Depot enclosure is in the rear of the site. The canopy will not be in the front and given the layout of the lot they will put in the appropriate location. The Use Variance proposed is a suited use for the county road. It’s a corner lot, the use is less intense and this use already exists in the I Zone with service stations 1 linear mile from the applicant. Mr. Nusser encouraged approval of the signage providing the Board’s requests. The request is less intense with no visual or traffic impacts and the “Fly Thru” is more efficient. The Borough is pursuing redevelopment of the site. Finally, the proposed in the Industrial Zone WaWa is not appropriate but being along a County road makes sense. Relief can be granted and the benefits being requested outweigh any detriments. Ms. Gisondi addressed the building being on contaminated property, Mr. Nusser said they would be putting a barrier in place as well as concrete. Ms. Gisondi asked if there would be remediation before building, Mr. Nusser said the County is aware and the site is continually checked as groundwater takes more time and is being worked on DEP and they will say when it’s completed. The applicant has been given clearance to build. Mr. Cornell stated that this is a County road and they have the project in the works.**

**The following conditions were discussed:**

* **Potential future access to Bus Depot**
* **2 Free Standing Signs**
* **1 20’**
* **Completion of the Engineer’s Report**
* **Completion of the Planner’s Report**
* **Additional Pedestrian walkway**
* **Building signs as shown**
* **Listing shown**
* **Bench/Bike Rack**
* **Signs to stop cars**
* **Attempted deliveries of fuel off peak only**
* **No outdoor seating area and/or tables**
* **Handicapped spaces on both sides – 3 total each side**

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**Mr. Green made motion to open public portion. No one spoke. Mr. Green made motion to close public portion.**

**Mr. Green asked for motion to approve this application. Mr. Castlegrant made motion to approve the application;**

**Mr. Esposito seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella**

**No: Ms. Gisondi**

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**#25-06 Mansukn Jariwala 110 No. Edward St. Bulk Variance/Addition $50.00 App.**

**Mr. Fisher swore in the applicant Mansukn Jariwala. Mr. Jariwala stated he would like to extend his kitchen and front porch 4’. Mr. Green asked if he had a contractor doing the work the applicant said “yes.” He wants to make the kitchen larger and the front porch would equal or less to the width of the house. Mr. Kuczynski asked about the 5’ fence not being part of the variance; Mr. Fowler said he may need to include. Ms. Gisondi said that the survey provided was from 2006 and asked the applicant if anything has been added, the applicant said in 2018 he had a new deck installed in the rear yard which was approved by the Zoning Officer. Mr. Cornell said he just sketched it in on the survey. Mr. Fowler stated the variances:**

* **Building coverage 20% maximum the applicant is proposing 26%**

**He also stated that this was in the R10 Zone, 10,000 sq. ft. lots; this lot is an oversized lot of 13,000 sq. ft. or more. He suggested that instead of removing the fence he talk to the Zoning Officer and apply for the necessary permit.**

**Mr. Green made motion to open public portion. No one spoke. Mr. Green made motion to close public portion.**

**Mr. Green asked for motion to approve/deny this application. Mr. Kuczynski made motion to approve the application with the conditions of approval; Mr. Green seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

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**#25-07 Bozena Zelazowski 28 Fielek Terrace Bulk Variance/Garage $ 100.00 App.**

**Mr. Fisher swore in Mark Zelazowski who stated he was seeking approval to put up a pole barn in the rear of the driveway for storage. He has two children and recently moved back into his mother’s house as she lived alone. They have a swimming pool, toys, lawn equipment, snow equipment and his mother’s garage is her storage and no room for all his items. He also wants to store gas items away from the house. The pole barn would be on the left side all the way back in the driveway and would be installed by his contractor from PA. Mr. Kuczynski asked if it would be a garage; the applicant said “no if would just be a metal pole barn 24’ x 32’ and 7’ x 7’ away from the property.” Mr. Kuczynski asked about the rear property line angle, the applicant said he would change whatever the board requests along the backyards. He stated there will be no electric or plumbing and no business activity. Ms. Gisondi referenced the pole barn in the rear of his property stating that it was much larger and she did not see any problem with this application, Mr. Green agreed.**

**Mr. Fowler stated the variances:**

* **Maximum height 15’ the applicant is proposing 16’**
* **Maximum size for accessory structure 150sf the applicant is proposing 768sf**

**Mr. Fowler also stated that there is no issued with the location or size in the rear yard.**

**Mr. Green made motion to open public portion. No one spoke. Mr. Green made motion to close public portion.**

**Mr. Green asked for motion to approve/deny this application. Mr. Bella made motion to approve the application with the conditions of approval; Mr. Castlegrant seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

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**MEMORIALIZATION OF RESOLUTIONS**

**#16-12 – Clyde Auto 6000 Main Street**

**Mr. Green asked for motion to approve the resolution. Mr. Kuczynski made motion to approve the resolution; Mr. Green seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**#25-02 – CP DI IOS Sayreville 2 Gowin Street**

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

**Mr. Bella seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**#25-05 – Michael Volovnik 76 William Street (Old Bridge)**

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

**Mrs. Gottstine seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**ACCEPTANCE OF MINUTES**

# Mr. Green asked for motion to approve and accept the minutes of the March 26, 2025 meeting. Mr. Kuczynski made motion to accept the minutes Mr. Esposito seconded, motion carried.

**ADJOURNMENT**

**There being no further business to discuss, Mr. Green asked for motion to adjourn, Mr. Esposito made motion to adjourn; Mr. Kuczynski seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**