SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF APRIL 26, 2017**

**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. Green, Mr. Kuczynski, Mr. Kreismer,**

**Mr. Corrigan, Mr. Henry, Mr. Esposito**

**Absent Members: Ms. Catallo, Mr. Emma**

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

**#16-26 Gillette Enterprises Jernee Mill Rd. Extension of Time $ 1,000.00 App.**

**$ 2,500.00 Esc.**

**Mr. Sachs announced to all present that this application will not be heard tonight it is adjourned until the June 28, 2017 meeting.**

**#17-07 9 Krumb St. Realty, LLC 9 Krumb St. Informal $ 50.00 App.**

**Michael Paige, attorney for the applicant stated that they would like to present an informal application for development which will be for a Use Variance as it proposes a 3 family residential. He presented pictures showing the property and how it looks as well as a rendering of what the applicant is proposing, along with overhead pictures. He stated the applicant, Mark Vaysberg and his Planner, John Ploskonka will be giving testimony.**

**John Ploskonka, Planner addressed the board, stating that this is old Polannise Inn which his client owns as well as the 4 and 5 family homes shown on aerial photos presented. He described the parking that would be included with the reconstruction of the building which would include 7 spaces between buildings and 3 in front. The building improvement will be on the 11,000 sq. ft. lot with 3 apartments which will fit well. Mr. Kuczynski asked if they would be 2 bedroom apartments; Mr. Ploskonka said there would be 7 bedrooms total and between the 3 apartments extra parking for other uses. His client owns the old Polannaise Inn as well as all three units which includes the two multi family homes. Mr. Walsh asked about the entrance, Mr. Ploskonka described the main entrance hallway to all the apartments. Mr. Ploskonka said there will be no parking in the front as they will be landscaping the front.**

**Jay Cornell gave a brief history of the property stating there were eight (8) apartments and in 2003 this was reduced to six (6) apartments. John Leoncavallo asked if there would be a laundry room; Mr. Henry asked if there would be steps leading to the basement; Mr. Ploskonka stated the basement would be for storage only and they will be giving more details upon the application. Mr. Green asked about the aerial photo presented; Mr. Ploskonka stated that the applicant owns both the five (5) and four (4) family residences along Washington Rd. and Krumb St. Mr. Esposito asked how long the applicant has owned these properties, Mr. Vaysberg, owner said he purchased three (3) years ago. Mr. Green discussed the parking and felt the space layout needed more discussion. Mr. Sachs asked if they could redesign the parking to meet the ordinance.**

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**Mr. Ploskonka said this would be difficult and felt this was a good design and will be presenting testimony for design waivers. Mr. Sachs said the board would poll and give feedback. Mr. Paige stated the applicant is looking to improve and put the property to good use. Mr. Henry stated that he had questions on the size of the parking isles as they will be 3 ft. less. Jay Cornell said this will not be a public lot; Mr. Kuczynski felt it would be a more controlled situation; Jay said it is better to have off street parking. Mr. Walsh suggested two apartments; Mr. Ploskonka stated he felt that three (3) apartments was a decent plan. Mr. Green had a concern on the street parking could be a problem. Mr. Paige said smaller spaces would be better; Mr. Walsh said he was comfortable with 2 (two) apartments and not (3) three. Mr. Henry felt it was a good plan both Mr. Corrigan and Mr. Kuczynski agreed. Mr. Esposito stated he would much rather see two (2) single family homes not apartments.**

**#17-09 Jermaine/Adeolu Nixon 15 Camden St. Bulk Variance/Garage $ 150.00 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 the application complete,**

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

**Mr. Sachs swore in Jermaine Nixon who stated they wanted to extend their driveway and add a 24 x 24 garage and they had 3 variances. Mr. Leoncavallo stated the following variances:**

* **24’ x 24’ garage exceeds accessory structure. Maximum 150 sq. ft. they are proposing 576 sq. ft.**
* **Side yard maximum 5’; the applicant is proposing 2’**
* **Side yard for driveway 5’ maximum; the applicant is proposing 2’**

**Mr. Sachs asked if they could slide the garage over; the applicant indicated they wanted a continuation of the driveway to the garage. Mr. Sachs asked if there would be plumbing, the applicant said “no” just electric. The applicant stated it would be for cars. Mr. Walsh asked if it would have the same siding as the house, the applicant said “yes.” Mr. Green asked if the garage was the same as the picture they presented with their application; the applicant said “yes.” Mr. Henry asked if there was a fence between him and property on side, the applicant said there was no fence.**

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

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

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

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

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Corrigan, Mr. Henry, Mr. Esposito**

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**#17-10 Rogelio/Juliana Lavastier 2 Pyanowski Ct. Bulk Variance/Shed $ 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. Walsh asked for motion to deem the application complete,**

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

**Mr. Sachs swore in Juliana Lavastier who stated she wanted to install a shed on her property 16’ x 20’ and the ordinance allows for 10’ x 15.’ She stated that they have a crack in their foundation and they need the space to move items from their basement. Mr. Leoncavallo stated the following variance:**

* **16’ x 20’ 320 sq. ft. exceeds maximum allowed of 150 sq. ft.**

**Mr. Sachs stated that there could be no plumbing, electric or commercial use it would only be for storage. Mr. Kreismer questioned the height and asked if it would be permanent. The applicant stated that she purchased a small shed and needs a larger shed. Mr. Green said it looked that the shed was being installed on a foundation and asked if it was going to stay, the applicant said “yes.” Mr. Sachs questioned the floor plan and asked why there were steps going up to a loft, the applicant said it was for more space. Mr. Sachs said as a condition of approval there would be no plumbing, electric, commercial or residential in the proposed shed if the board acted favorably.**

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

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

**Mr. Sachs swore in:**

**Anita Mills – 20 Fritz Drive. Mrs. Mills stated she lives behind the applicants and has a concern about the size of the shed they are proposing and felt it would be an eyesore as well as reduce property value. The structure of the shed will create wind issues as well as damage to home, fencing and pool. She stated that there is excessive storage at present with auto repair.**

**Charlene Jules – 25 Fritz Drive. Mrs. Jules stated she has a concern with the shed and if it is for a temporary situation with their basement why not use a POD as they already have a shed which is quite high. Mr. Sachs asked the applicant how big the existing shed was, Mr. Lavastier said they purchased from Harbor Freight and it is in the setback, but when they tried to move items from basement it was too small. Mr. Sachs asked if they could make the shed they are proposing smaller and lower in height. Mr. Walsh said he had a concern regarding the height, Mr. Leoncavallo said they could go to 15’. Mr. Green asked if they would be removing the existing shed the applicant said “yes.” Mr. Henry felt that they removed the 2nd floor there would be a smaller pitch to the roof. Mr. Kuczynski asked if after the basement was fixed are the items going back in the basement? The applicant said “yes.” Mr. Sachs discussed the ordinances and stated this was more than double and would create a tremendous bulk on surrounding properties. He suggested that the applicant consider scaling down the size to 14’ x 16’ for a total of 224 sq. ft. Mr. Sachs said that the board has obligations to protect zoning ordinances and asked that they think about scaling it down and suggested a short recess so he could speak with the applicants. Mr. Lavastier came up with the plan and the foundation was done; Mr. Sachs said they have this option and also the right to request a vote if made smaller and lower in height.**

**Mr. Walsh asked for motion for 10 minute recess. Mr. Kuczynski made motion, Mr. Kreismer seconded, motion carried.**

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**The meeting resumed after 10 minute recess with all present.**

**Mr. Sachs spoke with the applicants and they agreed to reduce the size from 16’ x 20’ to 14’ x 16’ totaling 224 sq. ft. They also agreed to landscape around the side of the shed to make it less of an eyesore to the neighbors. Other conditions agreed to:**

* **No plumbing**
* **No electric**
* **No occupancy in the loft**
* **Wall/exterior will match house**

**Mr. Kuczynski asked what type of landscaping; John Leoncavallo said arborvitaes; Mr. Sachs said they will provide the board with a landscaping plan.**

**Mr. Walsh asked for motion to resume public portion; Mr. Kuczynski made motion, Mr. Kreismer seconded, motion carried.**

**Mr. Sachs swore in:**

**Dave Pradyuman – 23 Fritz Drive. Mr. Pradyuman stated he also had concerns regarding the size of the shed and said he understood the problem with the basement but the shed was an eyesore.**

**Anthony Jules – 25 Fritz Drive. Mr. Jules said the residents feel this is a temporary situation and the shed should be a temporary solution.**

**Danielle Strapoli – 7 Pyanowski Drive. Ms. Strapoli asked if the shed would be build in a day/week and where it would be in the yard. Mr. Sachs said it would be 5’ from the property line on the inside of the yard.**

**Naseem Akhter – 5 Pyanowski Drive. Mr. Akhter stated he has a concern with the size.**

**Ramish Karkala – 14 Fritz Drive. – Mr. Karkala said that there is a lot of water in these homes; he also has these issues and is behind the applicants and feels he may have more issues with this application.**

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

**Mr. Walsh asked for motion to approve/deny this application. Mr. Kuczynski made motion to approve the application with the all the conditions discussed and agreed upon by applicants, Mr. Corrigan seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Mr. Corrigan, Mr. Henry**

**No: Mr. Green, Mr. Esposito**

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**#17-11 Anthony Ditomasso 14 Zaleski Dr. Bulk Variance/Patio $ 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. Walsh asked for motion to deem the application complete,**

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

**Mr. Sachs swore in Anthony Ditomasso who stated he was seeking variance approval for pavers which will not meet the 5’ setback and have already been installed.**

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

* **Side yard setback 5’ minimum the applicant is proposing 3’**
* **Total impervious lot coverage 40% maximum the applicant is proposing 46%**

**Mr. Walsh asked why 3’; the applicant stated he didn’t realize that he needed a permit nor was aware of the setback requirements. Mr. Kuczynski asked if the pavers extended to the front property line, the applicant said “yes.” Mr. Henry asked if there was a fence the applicant said chain link 5’ high. Mr. Sachs asked if there were any drainage issues, the applicant said “no” he was on a slope.**

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

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

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

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

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Corrigan, Mr. Henry, Mr. Esposito**

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**MEMORIALIZATION OF RESOLUTIONS**

**#14-19 Quick Chek 3101 Bordentown Ave. (Extension of time to 3/25/18)**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution with the extension of time to 3/25/18; Mr. Walsh seconded. Roll Call:**

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

**#17-05 Pawel Piotrowski 16 Marshall Pl.**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution with the referenced condition to remove “no electric” and allow it in item #7; Mr. Kreismer seconded. Roll Call:**

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

**ACCEPTANCE OF MINUTES**

# Mr. Walsh asked for motion to approve and accept the minutes of the March 22, 2017 meeting. Mr. Kreismer made motion to accept the minutes, Mr. Corrigan 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. Corrigan seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**