SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF APRIL 27, 2016**

**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 of the Board of Adjustment present were: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer,**

**Ms. Catallo, Mr. Corrigan, Mr. Henry**

**Absent Members: Mr. Emma, Mr. Esposito**

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

**#16-04 Kevin Russell 12 Wilson Ave. BulkVariance/Garage $ 200.00 App.**

**Mr. Sachs stated that the applicant, Mr. Russell was still under oath from the last meeting. Mr. Russell addressed the board about the summary he has submitted and tried to address all the items mentioned at the March meeting.**

* **Height from 17’ to 15’**
* **Removal of the shed**
* **Proposed garage setback to 15’**
* **Side yard setback to 5’**
* **Removal of the water line into the new garage**

**He originally was requesting a 24 x 24’ garage and he has changed it to a 24 x 26’ garage due to the height reduction and removal of the shed would leave less storage space. He stated the new construction is for residential use for his classic cars and it would have the same siding as the house.**

**John Leoncavallo stated that the applicant did reduce the height, and said it would be for personal use with no plumbing and heating. He also agreed to no commercial and no water line as well as removal of the shed. The structure should be set back an additional 15’ on the short side of the building. Mr. Leoncavallo also felt there should be some improvement on the impervious coverage and asked the board their feelings. Mr. Walsh asked if the garage would be moved on the short side, the applicant said 10’.**

**Mr. Sachs asked why it was necessary to have the driveway off Harrison Pl. and not Wilson Ave. and just move it closer. He stated the board had talked about this at the prior meeting and discussed their concern about the Harrison Pl. access. Mr. Sachs said a normal drive was 20 x 20’ (for two vehicles) and the board had asked if he could move the garage as close as possible and extend the driveway. The applicant did not remember this discussion. Mr. Sachs said the public who spoke at the last meeting had this concern as well as the board.**

**Mr. Green expressed his concern regarding the parking of two cars on Harrison Pl.; he said the one car on the short side would be blocking the right of way. The applicant said he plans on putting two cars in the garage. Mr. Sachs asked about the Wilson Ave. access; the applicant said it was a single car driveway. Mr. Walsh asked if it would be fenced in the applicant said it would. Mr. Henry asked about the normal distance for a car; Mr. Cornell said a car is usually 15’ with the 20’ front yard setback a typical parking space is 9 x 18; where the applicant has the 10’ if you want to make sure the car is on his property it should be 15’; Mr. Henry said this is what was discussed at the last meeting.**

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**Mr. Green felt that this would be blocking the right of way and had a problem with it only being 10’; as even with the gate closed the car would be blocking and he felt this was a safety issue especially with children walking to school. Mr. Walsh also expressed his concern about it only being 10’. Mr. Green asked the applicant what the garage will be used for the applicant said he had two classic cars a 1968 Pontiac GTO and 1972 Pontiac LaMont. Mr. Green then addressed an article found in the paper stating that there was a business being run out of 12 Wilson Ave. Mr. Sachs asked the applicant if his own personal vehicle would be housed on Wilson Ave., Mr. Russell said it would be on Wilson.**

**Mr. Walsh made a suggestion to possibly move and create a setback of 17’ easterly on the property and 22’ westerly and asked the applicant if he was willing to work with the board. Mr. Henry addressed the article found in the paper about the business at 12 Wilson Ave.; Mr. Russell stated that it was the prior owner’s business.**

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

**Mr. Kuczynski seconded, motion carried.**

**Mr. Sachs swore in:**

**Ashun Ghuman – 3273 Washington Road – Mr. Ghuman stated that there is no sidewalk on Harrison Pl. and said from the stop sign to his driveway was not even 50’. Harrison Pl. is also used by many school buses and parking is definitely an issue. Where his driveway begins there is barely enough room for a car. He has had issues with the applicant in the past regarding the parking. Mr. Russell parks his van on Harrison not Wilson as he has stated. Mr. Sachs said the driveway will be 24’ wide so parking should not be an issue.**

**Gregory Faczak – 10 Harrison Place – Concern too close to the road and does not conform, the access should be from Wilson Ave. not Harrison Place.**

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

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

**Mr. Kuczynski asked the applicant where the cars are currently being stored; the applicant said in a rented garage and one at the house. Mr. Henry asked about taking the driveway off Wilson to go back to the new garage. The applicant said that they had a patio at the top that they use. Mr. Kreismer asked if he would be moving the van to the Wilson Ave. address. Mr. Green asked about the 5’ on the left isn’t the ordinance 10’; Mr. Cornell said this a considered an accessory structure and 5’ is the required setback. Mr. Walsh asked if he was in agreement to move back an additional 7’; the applicant said yes.**

**Mr. Kreismer asked if the cars don’t get much use why would the Wilson Ave. driveway not be good. Mr. Henry asked Mr. Cornell about the setbacks in the area; he said that the houses are back 30’ on Harrison Pl. this will be 17’. Mr. Cornell said the property has two frontages on Harrison and Wilson with no other property in the rear that is why the setback requirement is 20’. Mr. Green stated that the houses on Harrison are set back further and this could be a sight obstruction. Mr. Cornell said that they will now have 22’; Mr. Kuczynski asked if 22.3’ from the street was this the normal setback. Mr. Cornell said this is probably the normal in this development based on additions, etc. Mr. Henry asked about the size 24 x 26’ and felt this was a lot of extra space; the applicant said the cars measure 17-18’ long and 7’ wide. Mr. Sachs said these are normal cars and the normal parking space is 9’ x 18’.**

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**Mr. Leoncavallo addressed the summary of changes presented:**

* **A frame structure to match neighborhood. Trusses on roof highest peak 15’. Mr. Green asked the applicant if he would consider 24 x 24’; the applicant said that he was not going to have the double driveway it will be single width. Mr. Henry asked about the garage and asked how many doors the applicant said one. The driveway will be one driveway access and 10-12’ wide to accommodate two cars at the top. Ms. Catallo asked about the size of the garage; Mr. Sachs said another condition would be 24 x 24’. Mr. Kuczynski explained that the garage will be almost the same size as the house that is why the board wanted the reduction. Exterior will match the house. The board is trying to make it right for the neighborhood.**

**Mr. Walsh asked for the changes to be put on record. Mr. Sachs stated the following:**

* **The height will be reduced from 17’ to 15’**
* **The shed will be demolished upon beginning of the construction**
* **The garage setback will be 22’ on the westerly side and 17’ on the easterly side**
* **No plumbing or heating**
* **Electric permitted**
* **No commercial activity conducted**
* **The driveway entrance on Harrison Pl. will be a maximum 12’ wide onto the street**
* **The garage size will be 24 x 24’**
* **The exterior will match the house**

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

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

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**MEMORIALIZATION OF RESOLUTIONS**

**#16-05 Beth Russo 30 Marcia St.**

**Mr. Walsh 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, Ms. Catallo, Mr. Henry**

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the minutes of the March 23, 2016 meeting. Mr. Kreismer made motion to accept the minutes; Mr. Kuczynski seconded, motion carried.

**ADJOURNMENT**

**There being no further business to discuss, Mr. Walsh asked for motion to adjourn, Mr. Henry**

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

**Respectfully submitted,**

**Joan M. Kemble**