SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF FEBRUARY 22, 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,**

**Ms. Catallo, Mr. Henry, Mr. Esposito, Mr. Emma**

**Absent Members: Mr. Corrigan**

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

**Before starting the meeting, Mr. Sachs swore in Phil Emma as Alternate #1 for the Board of Adjustment.**

**#14-19 Quick Chek 3101 Bordentown Ave. Extension of Time $ 1,000.00 App.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. However, the applicant is not present at this evening and he was not sure what happened. He asked for motion to holdover to the March 22, 2017 meeting. Mr. Walsh made motion to holdover, Mr. Kuczynski seconded, motion carried.**

**#16-12 Clyde’s Auto Recycling 6000 Main St. Site Plan $ 2,000.00 App.**

**$ 3,600.00 Esc.**

**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.**

**Peter Klouser, attorney for the applicant gave a brief history of the site. Hestated this was an existing auto salvage site and there has been change in ownership the business is still the same. The previous building burned down at which time an application was presented for a temporary trailer. They have since secured an engineer and planner and would like to reconstruct the building. They have worked with the County to make sure the property lines are correct. They have also worked with the Borough Engineer’s Office.**

**Mr. Sachs swore in: Clyde Cameron, owner. He stated his parent’s purchased the property for him to run his business and hired the professionals to complete the application. He stated there are 12 employees and the hours of operation are Monday – Friday 8:00 am to 5:00 pm, Saturday 8:00 am to 3:00 pm although their license was approved for 7 days 7:00 am to 7:00 pm. The new building is proposed for main office space, cafeteria, etc.**

**Mr. Sachs swore in: Edward Bogan, Grotto Engineering. Mr. Walsh made motion to accept credentials. Mr. Bogan addressed Exhibit A-1 – Existing Condition and described the site as 27 various size lots which will be merged into one lot. The lot will be 300’ from Main St. and 217’ from Scott Ave. There are 12 trailers on the property; 4 double containers; the others are single trailers all forming a barrier on the property. The containers are off the property and there is a paved area for parking; the approved office trailer is also on the lot. The building that burned was a 75’ x 75’, 2 story building. Exhibit A-2 – Eliminates the parking in front of the site and provides new sidewalk and fencing as well as access to Scott Ave. They have relocated the containers to provide a buffer. They are requesting a series of waivers and variances. The original building which was on the side and front will now be in the center of the property.**

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**They are requesting a variance for the containers on the property. The prior impervious coverage of 96% will remain. The building will be 2 stories, 30’ in height. It will contain ½ a warehouse, floor to ceiling; the front will be a lunchroom, small office, countertop area and access into warehouse. If approved building will be ordered as prefab on concrete pad and will have water/sewer, etc. Mr. Klouser stated this building will be smaller than the prior building and there will be landscaping such as, plantings around the building, shrubs around Main St. as well as plantings. Mr. Klouser said there are no residences across the street and the barrier surrounds a B3 Zone. Mr. Walsh asked what type of business was on the right? Mr. Klouser said the lot was a site for houses; but has since been purchased by a block company. He also indicated that the trailers providing the barrier will also be used for storage. Mr. Bogan explained the business is computerized and if they have it you can get it as they are connected to all different suppliers. Mr. Sachs asked that they address the waivers:**

* **Driveway required for industrial site is 30’ width; the County requirement is 24’-26’. The applicant is seeking relief to the County requirement. Jay Cornell stated he is fine with this request.**
* **The landscaping within the site, trees along front and parking area, 32 shrubs on Main St. and 6 trees along Scott Ave. 20% lot landscape and 10% parking area, as well as 1 tree for every 2 parking spaces, they are seeking a waiver.**

**Mr. Henry asked where the new parking area would be, Mr. Bogan said parking would be adjacent to the building and along the new fence line. Lighting would be 8 fixtures with 25 watt LED bulbs. Pick up and deliveries will have the proper circulation on site as well as emergency vehicles if necessary. The applicant is seeking a waiver for the front sidewalk as there will be parking along the front yard. Parking lot curbing will address the slopes on the site. Mr. Kuczynski asked if there were two entrances one off Main St. and one off Scott Ave. the applicant said “yes.” The gates are locked at night.**

**Mr. Sachs swore in Todd Bletcher, LPP. Mr. Walsh made motion to accept credentials. Mr. Bletcher described the lot and prior use as well as it being a permitted use in the zone after reviewing the master plan and ordinances. The business has been there since the 1950’s and it is a pre-existing non-conforming use grandfathered in; however, if any changes a variance is required. There is no expansion of the use; the need for relief is the addition of the building so a D2 is required. Mr. Henry asked about the trailers on the South Amboy side and asked if the fence along Scott Ave. was being replaced. The owner will be moving the trailers as well as painting them they will be providing evergreen buffers. Mr. Kuczynski asked about signage; the applicant said there will only be one sign in the center of the building, it will not be lit and meets all requirements.**

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

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

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

**Mr. Walsh asked for motion to approve/deny this application. Mr. Henry made motion to approve the application,**

**Mr. Kreismer seconded. Roll Call:**

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

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**#17-02 Matthew O’Such 11 Lagoda Street Bulk Variance/Addition/ $ 150.00 App.**

**Front Porch Addition**

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

**Mr. Sachs swore in: Matthew O’Such, owner. Mr. O’Such stated they were expecting another child and were looking to build a 2nd floor addition as well as adding a two car garage and front porch. Mr. Leoncavallo stated the variances:**

* **Combined lot coverage 20% maximum the applicant is proposing 24%**
* **Porch – front yard minimum is 30% the applicant is proposing 23%**
* **Garage – front yard minimum is 30% the applicant is proposing 22% toward Marcia St.**

**Mr. Walsh asked if all construction would be the same as the exterior of the house, the applicant said “yes.” There will be no additional run off to the other properties. Mr. Green asked if they would be starting right away if approved. The applicant indicated they would like to start right away but they needed to provide board approval in order to get the loan for the construction. Mr. Sachs addressed this issue and stated that if there was no opposition he had no issue with approving a resolution for the applicant.**

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

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

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

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

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

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**#17-03 Jaclyn Stone 11 Jacobsen Street Bulk Variance/New Structure $ 350.00 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 Anthony Stone, owner. Mr. Stone stated the original house burned down and they are seeking approval to rebuild 50 sq. ft. more than the previous building. The lot is in an R7 Zone and is a non-conforming lot 7500 sq. ft. and is proposing 3200 ft. as well as 7 variances:**

**Mr. Leoncavallo stated the variances:**

* **R7 Zone 7500 sq. ft. minimum; 3200 sq. ft. proposed**
* **R7 zone undersized in width 75 sq. ft. minimum; 32 sq. ft. proposed**
* **Exceeds maximum building lot coverage R7 Zone 20% maximum 30% proposed**
* **New structure exceeds maximum total impervious coverage R7 Zone 45% maximum; 48% proposed**
* **New structure encroaches side setback north side. R7 Zone 8’ minimum 6’**
* **New structure encroaches side yard setback R7 zone south side 8’ minimum 2’**
* **New structure encroaches combined side yard setback 20’ minimum 8’ proposed**

**Mr. Sachs asked if the footprint would be the same as the house that burned. Mr. Cornell said the footprint is larger as there is now a garage. So they are making a larger house and adding a garage. Mr. Henry asked if the house was going to be shifted; the applicant said “Yes” right to left.**

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

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

**Mr. Kuczynski made motion to close public portion, Mr. Emma seconded, motion carried.**

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

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

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**MEMORIALIZATION OF RESOLUTIONS**

**#17-01 Uchechi Isaac 1 Ash Terrace**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution; Mr. Kreismer seconded. Roll Call:**

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

**#16-28 Retlaw 967, LLC 969 Route 9 (Peter Pank)**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution with the referenced conditions; Mr. Kreismer seconded. Roll Call:**

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

**#17-02 Matthew O’Such 11 Lagoda Street**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Henry made motion to adopt the resolution;**

**Mr. Kreismer seconded. Roll Call:**

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

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the minutes of the January 25, 2017 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. Kuczynski**

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

**Respectfully submitted,**

**Joan M. Kemble**