SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF FEBRUARY 24, 2016**

**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. Kuczynski, Mr. Kreismer, Mr. Corrigan,**

**Mr. Henry, and Mr. Emma**

**Absent Members: Mr. Green, Ms. Catallo and Mr. Esposito**

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

**#16-01 Richard Burnett 17 Jernee Mill Rd. Use/BulkVariance/New Structure/ $ 1,100.00 App.**

 **Two Family $ 2,550.00 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.**

**Mr. Sachs swore in Richard Burnett the applicant who stated this was an application to demo the former bowling alley on the corner of Jernee Mill Rd. and Furman Ave. and construct a two-family home each with 2 bedrooms, 2 baths and 2 off street parking spaces as well as garages.**

**Mr. Sachs swore in John Chadwick, LPP; Mr. Walsh made a motion to accept his credentials, Mr. Kuczynski seconded, motion carried. Mr. Chadwick stated this was a Use Variance and began by describing the zoning of the area and said this particular lot was the only commercial lot on this side of Jernee Mill Road. Currently, this is a blight to the neighborhood and is not the same zoning. He said the applicant would like to build a new 2 story structure, colonial in appearance and basically the same type of house as others down the street. The size and elevation of the house would be conforming.**

**He said technically this is suited for the location and would be attractive in appearance with negative impact. As it conforms with the Master Plan to preserve and enhance neighborhoods the impact would be positive. The history of the zoning is not the same as most lots are 25 x 100 sq. ft. and this particular lot is 87.90 sq. ft. Again there would be 2 bedrooms, 2 baths, with garages and storage areas underneath.**

**Mr. Henry asked about parking; Mr. Chadwick said there would be a drive and garage as well as 2 parking spaces. Mr. Walsh asked how far from the property line; Mr. Chadwick said towards the east it would be abour 12 ft. from the property line and that 8 ft. was the standard for the zone. He also said that they have reviewed both reports from Mr. Cornell and Mr. Leoncavallo and would be complying with all requests. Mr. Leoncavallo said that the application fits very well into the area and Mr. Burnett has indicated that it will be all block up to the first floor so any flood issues would be according to code.**

**Mr. Kuczynski asked Mr. Leoncavallo to state the variances:**

* **Lot area width**
* **Front yard and Side yard setbacks based on the commercial zone**

**Mr. Cornell stated that back in 2003 the Planning Board approved and application on this site for an office. A further Informal application before the Zoning Board for apartments was not approved. He said this is a reasonable alternative pending County Planning Board approval.**

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**Mr. Kreismer asked if this was going to be a modular home; Mr. Burnett said “yes” and it would be delivered in four pieces. Mr. Chadwick presented a drawing of the proposed project marked Exhibit A-1. Mr. Sachs asked about landscaping Mr. Burnett said it would just be around the house and away from the site triangle; there would also be a fire wall in the units and garbage and recycling would be curbside. Mr. Henry asked if they would be landscaping the rear yard, Mr. Burnett said there were no plans to do so. Mr. Kreismer asked about the deck on the plans; Mr. Burnett said both units will have a deck off the kitchens; Mr. Kuczynski asked if he would be willing to landscape the rear yard, Mr. Burnett said “yes.” Mr. Kreismer asked if the County allows parking on Jernee Mill Road, Mr. Sachs said “no;” and this would be enforced. Jay Cornell said the applicant is providing the necessary off street parking. Mr. Sachs then read a letter from the homeowner of 4 Furman Avenue stating their support on this application.**

**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. 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. Kuczynski, Mr. Kreismer, Mr. Corrigan, Mr. Henry, Mr. Emma**

**#16-02 Salty Water Tackle, Inc. 286 Washington Rd. BulkVariance/Sign $ 50.00 App.**

 **$ 50.00 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. Henry seconded, motion carried.**

**Michael Paige, attorney for the applicant addressed the board stating this was a Bulk Variance application for a awning style sign on the building. The sign was prepared with thought by the applicant and put up on the building. He was told it had to be taken down to come before the board tonight.**

**Mr. Sachs swore in Sanga Bhandaur who is 50% owner of the business at 286 Washington Road. He stated that they have been in business for 2 ½ years and are doing great; however, people tend to miss the building and they need a sign so people can locate their building. The trees on the neighbor’s houses tend to hide their building.**

**Mr. Leoncavallo said this is an R7 Zone and allows for small signs 1 x 1 ½ ft. in size in a residential zone. In a B1 and B3 the sizes vary 100 ft. and 50 ft. Mr. Walsh stated the Borough encourages businesses in town and asked what the prior use was; Mr. Sachs said it was a nail salon.**

**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. Kuczynski seconded, motion carried.**

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

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

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**MEMORIALIZATION OF RESOLUTIONS**

**NONE**

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the Reorganization and Regular Meeting minutes of the January 27, 2015 meeting. Mr. Kreismer made motion to accept the minutes; Mr. Emma seconded, motion carried.

**ADJOURNMENT**

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

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

  **Respectfully submitted,**

 **Joan M. Kemble**