SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JANUARY 28, 2015**

**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, Ms. Catallo,**

 **Mr. Green, Mr. Corrigan, Mr. Emma and Mr. Henry**

**Absent Members:**

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

**Before hearing the applications, Mr. Sachs swore in Phil Emma as a returning member to the Board of Adjustment.**

**He then asked to adopt the Resolution for Application #14-35 Hector Luna.**

**#14-19 Quick Chek 3101 Bordentown Ave. Use Variance/Site Plan $ 3,100.00 App.**

 **$ 5,892.00 Esc.**

**John Mamora, attorney for the applicant addressed the Board with the history of the application starting with the first hearing in August, 2014, then again in September 2014 and the final testimony given in November 2014. They are here tonight to give a brief testimony on a revised signage package at the request of the board professionals. He also stated they received reports from John Leoncavallo, Board Planner and the Sayreville Police Department referencing a borough traffic study and accident reports requested by the Board in November. Mr. Leoncavallo stated that they have complied with all items in his report. Mr. Mamora stated they have also re-noticed at the request of the Board attorney. He said he would like to recall Mr. Murray to testify to the signage package.**

**7:40 PM - Mr. Sachs stated he will be leaving the meeting and his associate Mr. Chang will handle all matters**

 **in his absence. Mr. Sachs stated for the record that Mr. Murray has been previously sworn in and**

 **this is a D3/Conditional Use variance.**

**Grayson Murray, Bohler Engineering addressed the board and described the presented site plans marked Exhibits A-9 and A-10. He said on December 9th they met with Jay Cornell and John Leoncavallo; the goal was to reduce the intensity of the signage presented on the application. He then focused on Exhibit A-10 showing the reduction on the southern elevation to 39.2 sq. ft sign which was a 62% reduction; on the eastern side the reduction on the canopy signs are a ½” each on both the southern and eastern sides of the canopy each directional signs were reduced also shown on Exhibit A-10. The monument sign was reduced from 19 ft. to 15 ft.**

**Mr. Green asked if they had received the report from the Police Department regarding the planting of vegetation and plants to keep the site clear in the site triangle. Mr. Murray said they did receive the report and would certainly adhere to this request.**

**John Leoncavallo stated that the applicant did a good job with complying to the requests of the board professionals. Mr. Kreismer asked if the gas patrons would be allowed to leave their cars at the pump and go in to use the store. Mr. Murray said the attendants will advise the customers that they would need to move to the parking at the store. Mr. Green asked if the gas pumps would be 24/7 and if it would be possible that if there were no customers would they cut back the hours. Mr. Murray said this would not be possible; Ms. Catallo asked if the store would be open 24/7, Mr. Murray said “yes.” Mr. Murray then addressed the safety of the site and stated that Quick Chek has an extensive security system at all of their stores and once this parcel is owned by them they would be installing a state-of-the-art security system.**

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**He said they have been there for 28 years and would like to remain there by constructing a newer store with retail gas services; they are currently under contract for purchase of the site.**

**Mr. Kreismer asked about the other stations in the area and the Raceway station that was already approved. Jay Cornell said the approval was granted for Raceway to rebuild and it will be constructed.**

**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. Green made motion to approve the application with all conditions of approval discussed, Mr. Kuczynski seconded. Roll Call:**

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

**#14-33 George Lestuck 241 Johnsons Lane Bulk Variance/Porch $ 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 application complete,**

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

**Mr. Sachs swore in George Lestuck, 241 Johnsons Lane who stated he wanted to add on a front porch to the house.**

**Mr. Leoncavallo stated the variances:**

**- R 10 Zone minimum setback 30’ the applicant if proposing 25’**

**Mr. Sachs asked if the porch would be an open porch, the applicant stated “yes.”**

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

**Mr.Emma 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. Walsh made motion to approve the application, Mr. Kreismer seconded. Roll Call:**

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

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**#14-36 Peter Bellizzi 8 Tannehill Lane Bulk Variance/Garage $ 150.00 App.**

**Mr. Sachs stated the applicant started this application at the December meeting and was asked by the Board to provide documentation on the easement which appeared on the survey and the impact this request would have on it. The applicant provided documentation and Mr. Sachs sent out a letter to all board members in December 23rd stating that the easement in question had expired on April 1, 1970 and testimony was not needed tonight just a vote on the application.**

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

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

**#15-01 Donald Stralkas 284 Stevens Ave. Bulk Variance/Garage $ 200.00 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 application complete,**

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

**Mr. Sachs swore in Donald Stralkus and his daughter Donna Stralkus. They presented aerial photos to all board members showing the applicant’s house and his surrounding neighbors. They described on the photo how all the garages owned by the neighbors clearly were built at the top of their driveways and the applicant’s garage was in the rear of the house facing sideways. This does not allow for him to turn in the rear of the house and park in the driveway or the garage. He wants to remove the current garage and rebuild it at the top of the driveway.**

**Mr. Leoncavallo stated the variances:**

 **- Proposed garage exceeds maximum size 150 sq. ft. the applicant is proposing 440 sq. ft.**

 **- Lot coverage for R7 Zone 20% maximum the applicant is proposing 31%**

 **- Impervious coverage for R7 Zone 45% maximum the applicant is proposing 51%**

 **- Proposed garage encroaches principle building 10’ minimum the applicant is proposing 8’**

**Mr. Walsh asked if the structure would be in the same footprint; the applicant stated that the garage would be on the far side in line with the driveway. Mr. Sachs asked what size the garage is now the applicant said 12’ x 22’ and that they would be taking down the deck. Mr. Sachs said that would eliminate the distance. Mr. Green addressed the fourth variance regarding encroachment to accessory structure; Mr. Walsh asked how big the new garage would be, the applicant said 20’ x 22.’ Mr. Henry asked about the size the applicant said it would be a little bigger on both sides of the property line. Mr. Green questioned the addition of 8 ft. the applicant said yes it was an addition but the 22’ will stay the same. Mr. Kuczynski asked if the garage would match the exterior of the house, the applicant said it would match. Mr. Sachs said there could be no commercial and asked if there would be electric or plumbing, the applicant said just electric. Mr. Kuczynski stated in height they could go 15 ft. or less.**

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

**Mr.Emma 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. Kreismer made motion to approve the application, Ms. Catallo seconded. Roll Call:**

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

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**MEMORIALIZATION OF RESOLUTIONS**

**#14-35 Hector Luna 15 Ida St.**

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

**Mr. Kuczynski seconded. Roll Call:**

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

 **Mr. Henry**

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the minutes of the December 10, 2015 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. Henry**

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

  **Respectfully submitted,**

 **Joan M. Kemble**