VIRTUAL (ZOOM) MEETING BY PHONE

SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF OCTOBER 28, 2020**

**The regular meeting of the Board of Adjustment was called to order by Mr. Green, 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. Green, Mr. Henry, Mr. Kuczynski, Mr. Emma,**

**Mr. Sivilli, Mr. Foley, Mr. Esposito**

**Excused Absence - Members: Mr. Corrigan**

**Also present were: Mr. Kemm, Attorney, Mr. Cornell, Engineer, Mr. Barre, Planner**

**Before beginning the meeting Mr. Green indicated Mr. Corrigan had an excused absence and would not be in attendance tonight. Mr. Kemm also announced that this meeting was posted as a Virtual Meeting.**

**#20-18 Marta Sajdak McCutcheon Ave. Bulk Variance/New Construction $ 150.00 App.**

**$ 150.00 Esc.**

**Mr. Kemm stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application.**

**Casper Boehm, Esq. Attorney for the applicant addressed the board and said they met at John Ploskonka’s office with the applicant. This application involves an empty lot on McCutcheon Ave. which has been vacant for over 70 years. The applicant and her partner would like to build a single family house on the lot which will be occupied by the applicant, her partner and their two children.**

**Mr. Kemm swore in Marta Sajdak, 10 Amherst Pl., Parlin, NJ. Ms. Sajdak stated that she is currently under contract for the purchase of this property and is contingent upon this variance application. They are seeking a variances to build a single family house with a 2 car garage. They have a 9 year old daughter and a 5 year old son and are seeking to build a 4 bedroom house with a kitchen, living room, dining room; there would not be a basement.**

**John Ploskonka, PE, PP was sworn in stating he would be testifying in both capacities for the applicant.**

**Mr. Kemm made motion to accept credentials, Mr. Green seconded. Mr. Ploskonka stated that this was a slightly undersized lot in an R7 Zone and described other houses on the street. He stated this was a two story house with a crawl space and setbacks are met for side yard, front yard. Lot coverage 24% required, they are proposing 24.5%. The property slops to the west causing water problems for neighbors. They have met with the neighbors to explain the proposed house and indicated they would work with the neighbors regarding water issues by installing a drain between the properties to run down to the storm drain. Mr. Ploskonka stated the neighbor was happy with what they were presenting and they would seek approval from the Borough Engineer for this plan before doing the work, and stated it would have no negative affect on the application.**

**Mr. Green asked about basement the applicant said no basement just a crawl space; Mr. Green said he wanted to check to see if there would be any issue with the neighbor. Mr. Henry asked if there would be any easement necessary in the event of the property being sold in the future. Mr. Boehm said no easement is necessary as they are working with the neighbor. Mr. Green asked if the lot width was a pre-existing condition; Mr. Boehm said “yes” lot coverage percent is the variance.**

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**Mr. Kemm asked about details of the house, Mr. Ploskonka stated 4 bedrooms which requires 4 parking spaces and with the 2 car garage there are 2 in the driveway. He stated the size of the house/lot are the same as others in the area. The lot coverage % maximum required 45% the applicant is proposing 30%.**

**Mr. Boehm stated their testimony has been completed.**

**Mr. Green made motion to open public portion; motion carried.**

**PUBLIC PORTION**

**Mr. Kemm swore in:**

**Annmarie Asch Gerhardt – 146 McCutcheon Ave. Ms. Gerhardt stated she is a licensed realtor for 23 years with Caldwell Banker. She added that she felt this is too high a building and should conform to the area. She stated that other homes do not have 2 car garages and are 3 bedroom homes. She said the area currently is congested due to the attorney’s office, dental office and chiropractor’s office in the area. They create an overflow of traffic on McCutcheon Ave. she also felt the 2 car garage takes away from the curb which creates less parking along the street.**

**Joseph Guiamano – 94 McCutcheon Ave. Mr. Guiamano has concern over the size of the structure being over 3000 sq. ft. compared to other properties on the street. When two other houses were built on the corner of McCutcheon and Bissett he had water issues on his property. He stated he is in opposition of the size. Mr. Henry asked where he lived compared to the corner ranch near Bissett St. He said directly across the street from Hope Dr. and McCutcheon Ave.**

**Mr. Cornell how this affected his property; Mr. Guiamano stated this application had no impact on his property.**

**Mr. Boehm stated both he and Mr. Ploskonka met with Annmarie Gerhardt on the previous Sunday and explained how they intend to help with her water issue by providing a storm drain. They also addressed the 2 car garage/driveway and explained how it would not be creating a problem as the drain will be heading down McCutcheon Ave. to Karcher St. Mr. Cornell stated his office will address the problem of the storm drain and review before processing. He said no construction can occur until the drainage problem is addressed.**

**Mr. Green made motion to close public portion. Mr. Foley seconded, motion carried.**

**Mr. Barre addressed the curb cuts and the plan to fill in to make the new cuts; he stated that after the two car driveway and curb cuts are completed it will present more curbing for parking. Mr. Henry asked about the height; Mr. Boehm stated it complies with the ordinance. There is a 4 family on the corner higher as the land slopes. Mr. Kuczynski asked for the variances being sought. Mr. Barre stated the following:**

* **Undersize Lot 7500 sq. ft. required 6,809 sq. ft. proposed**
* **Lot width 75’ required 63.1’ proposed**
* **Coverage 24% maximum 24.5% proposed**

**Mr. Green stated the maximum height of 35’ is in compliance. Mr. Barre said the drawings will comply with the height issue, as well as the 2 car garage and driveway. Mr. Green stated they have 2 variances with pre-existing conditions, the drainage has been addressed as well as the parking and curbing.**

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

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Mr. Sivilli, Mr. Emma, Mr. Foley, Mr. Esposito**

**ACCEPTANCE OF MINUTES**

# Mr. Green asked for motion to approve and accept the minutes of the September 23, 2020 meeting.

# Mr. Henry made motion to accept the minutes Mr. Kuczynski seconded, motion carried.

**Before adjourning the meeting Mr. Kemm asked for motion to hold over until the November 24, 2020 meeting the approval of the September Private Session minutes. Mr. Green made the motion; Mr. Henry seconded; motion carried.**

**ADJOURNMENT**

**There being no further business to discuss, Mr. Green asked for motion to adjourn, and go into Private Session Mr. Kuczynski made motion to adjourn; Mr. Green seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**