SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF SEPTEMBER 26, 2018**

**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. Corrigan,**

**Mr. Emma, Mr. Sivilli, Mr. Foley**

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

**Also present were: Mr. Kemm, Attorney, Mr. Cornell, Engineer, and Elena Gable, Planner (for John Barre)**

**#18-08 Spezzi Funeral Home Cherry Lane Use Variance/Site Plan $3,127.00 App.**

 **$6,000.00 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, Attorney for the applicant addressed the board stating the application was for the construction of a garage in the rear of the property at the Spezzi Funeral Home.**

**Mr. Kemm swore in: Carmen Spezzi, Owner. Mr. Spezzi stated that he and his family have owned the site for over 60 years or more and the site has been subject to two previous applications, the most recent in 1999 for the expansion of the parking lot. He stated the funeral home has 3 viewing rooms, an arrangement room, a casket room room, preparation room and office upstairs. They currently have 8 vehicles 3 hearses, 3 limousines, and 2 flower cars. At present they have 3 sheds in the rear one containing the lawn and snow removal equipment, one containing the equipment used for functions they volunteer for throughout the Borough namely grills, steam tables, etc. and the third for ice melting compounds for safety. The building proposed will be strictly a garage with just electric and a higher door opening for the dump truck and loader as well as vehicles used for transfer. While some parking spaces will be taken, some will open once the cars are removed and put in garage. The garage will look the same as the funeral home and will mirror the garage in the rear but facing sideways. There will be no water runoff issues as a catch basins exist along the rear. It will strictly be used for storage. Mr. Green asked the applicant if the three sheds would remain, the applicant said “yes.” Mr. Henry asked what the depth of the garage would be, the applicant said 34’. Mr. Foley asked about fencing, the applicant said there is currently a stockade board on board fence along the rear of the property and the neighbor behind also has a 6’ white vinyl fence for a pool, as well as the neighbor next door.**

**Mr. Kemm swore in: William Kurtz, LPE, Mr. Green made motion to accept his credentials; Mr. Henry seconded, motion carried. Mr. Kurtz described the proposed 2856 sq. ft. garage stating it would be 10’ off the property line and would only be increasing existing impervious less than 1%. He stated there is an existing drainage system and there would be no adverse impact with construction. Mr. Kemm addressed Mr. Cornell’s report; Mr. Cornell said there was no issue with space requirements. Mr. Henry asked if there would be any buffer behind the structure; Mr. Kurtz said nothing is proposed but if the board wants they would agree. Mr. Kuczynski asked how high the structure would be; Mr. Kurtz said 18’. Mr. Emma asked if they would be replanting the tree they will be removing; Mr. Spezzi said he had no problem with replanting the tree. Mr. Kuczynski asked about arborvitae; Mr. Spezzi said they do not grow that high.**

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**Mr. Kemm swore in: Allison Coffin, LPP, Mr. Green made motion to accept her credentials; Mr. Henry seconded, motion carried. Ms. Coffin said she reviewed the application and visited the site. She stated the applicant is expanding and pre-existing non-conforming use which will be for the present funeral home use on site which received prior approvals in 1994 and 1999 for bulk variances. Impervious coverage is 40%, required height is 15’ the applicant is proposing 18’, accessory structure required is 150 sq. ft. the applicant is proposing 2856 sq. ft. This is a D2 pre-existing use and the board should consider special reasons; on site since the 70’s and provides service to the community. There is no detriment to the public, the garage will be for commercial use; lot coverage will no more than 1%.**

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

**PUBLIC PORTION**

**Mr. Kemm swore in:**

**Eric Young – 3 Lapa Court. Mr. Young asked where on the property the garage would be constructed. Mr. Spezzi showed him the plans and the space between the properties. Mr. Young stated he would prefer no arborvitae being planted just leave the grass as it is.**

**Mr. Green asked for motion to close public portion; Mr. Green made motion to close public portion, Mr. Kuczynski seconded, motion carried.**

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

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

**#18-11 Michael Valsera 2 Robinson Pl. Bulk Variance/Addition $ 50.00 App.**

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

**Mr. Kemm swore in: Michael Valsera, the applicant who stated he wanted to add small extension to an existing**

**10’ x 20’ porch and make it 10’ x 30’. He is seeking approval to close in the porch and extend to make a larger kitchen and dining room. Mr. Foley asked about the demo of the porch, Mr. Valsera stated it had water damage and he wanted to replace. Mr. Kuczynski asked for the variance. Mr. Kemm stated:**

* **Rear yard setback should be 25’ and the applicant is proposing 30’**

**The applicant said the 10’ would be going wider.**

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**Mr. Green made motion to open public portion. No one spoke. Mr. Kuczynski asked for motion to close public portion; Mr. Corrigan made motion to close public portion, Mr. Henry seconded, motion carried.**

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

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

**MEMORIALIZATION OF RESOLUTIONS**

**Mr. Kemm spoke about the discussion at the August meeting regarding the Planner’ Report for 2016 and 2017 and stated he drafted a resolution for tonight in the event the board had no changes the board could adopt tonight.**

**Board members had no changes or issues with the report.**

**Mr. Green asked for motion to adopt the Planner’s reports from 2016 and 2017. Mr. Emma made motion;**

**Mr. Corrigan seconded. Roll Call:**

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

**ACCEPTANCE OF MINUTES**

# Mr. Green asked for motion to approve and accept the minutes of the August 22, 2018 meeting. Mr. Kuczynski made motion to accept the minutes Mr. Henry seconded, motion carried.

**Before adjourning, Mr. Foley asked about the Zoning Board By-Laws sent out by Mr. Kemm. Mr. Kemm stated these would be discussed at the October 24th meeting and asked all board members to review for the discussion next month.**

**ADJOURNMENT**

**There being no further business to discuss, Mr. Green asked for motion to adjourn, Mr. Kuczynski made motion to adjourn; Mr. Corrigan seconded, motion carried.**

 **Respectfully submitted,**

 **Joan M. Kemble**