SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF AUGUST 24, 2022**

**The regular meeting of the Board of Adjustment was called to order by Mr. Henry, Vice Chairman and opened with a salute to the flag. Mr. Henry announced that the meeting was being conducted in accordance with the Sunshine Law.**

**Members of the Board of Adjustment present were: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito,**

**Mr. Bella**

**Excused Absence: Mr. Sivilli, Mr. Corrigan, Mr. Emma**

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

**Before beginning the applications, Mr. Kemm announced that application #22-12 Chase Buscemi has been carried over to the September 28th meeting with no further notice as the applicant has not received his survey. Mr. Kemm also announced that application #22-15 Nicola Pergue – BKD, LLC will also be carried over to the September 28th meeting due to the illness of a professional staff member. They will notice if needed, however at this point in time no further notice will be necessary.**

**#21-23 Muphy Lopez 1094 Bordentown Ave. Bulk Variances/Pool/Deck/ $ 200.00 App.**

**Patio/Driveway/Addition**

**Mr. Kemm then swore in Muphy Lopez and stated this application had been adjourned a few times as the applicant was working with JCP&L on what they needed the applicant to remove from their easement on Bordentown Avenue. The applicant installed improvements on the property that now need to be removed. The applicant provided the board with a color-coded survey indicating what now needs to be removed.**

**7:40 PM - Dave Sivilli, Vice Chairman recused himself from the application due to conflict.**

**Ms. Lopez then discussed the following color-coded improvements that need to be removed:**

* **Orange – Pool**
* **Pink – Deck**
* **Blue – Addition**

**The only matters that the Board needs to address are as follows:**

* **Impervious Coverage 45% maximum the applicant is proposing 55%**
* **Setback of the driveway and patio 5’ required the applicant is proposing 2’**
* **Timeframe for removal of addressed items from JCP&L**

**The above items being removed have been addressed by the applicant and JCP&L through an agreement of encroachment which will be included as a condition of approval, as well as, the timeframe for removal.**

**Mr. Henry asked why the applicant needed such a large driveway; she stated she has a large family and needs the parking. Mr. Henry asked the applicant for a status of the items that need to be removed; she said they are working on putting a budget together and getting prices. Mr. Henry asked her is JCP&L gave her a timeframe; she said “no.” Mr. Foley asked why the board had to give a timeframe; Mr. Kemm stated it needs to be included as a condition of approval. Mr. Kemm asked the applicant if end of December was possible, the applicant said she would try. Mr. Kemm said if the deadline is not realistic then she comes back before the board; or six months the applicant said she would try.**

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**Mr. Henry asked how much time was appropriate; Mr. Kemm said that there is no standard, just be flexible. Mr. Barre asked if necessary could the Board grant an extension; Mr. Henry said the Board will start with six months timeframe effective when the resolution is memorialized. Mr. Foley asked what the impervious coverage would be for the driveway; Mr. Cornell said the lot is 1200 sq. ft. but 10 x 100. He said the revised coverage of 55% didn’t count due to the pool and deck that is why there is a 1% difference. Mr. Kuczynski asked if they were keeping the pavers, the applicant said “yes.” Mr. Kuczynski asked if they were keeping the enclosed porch; Mr. Kemm said the porch will remain they are removing the addition.**

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

**Mr. Henry asked for motion to approve/deny this application. Mr. Kuczynski made motion to approve the application with conditions of approval discussed and allow 6 months from date of memorialization of resolution; Mr. Esposito seconded. Roll Call:**

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Bella**

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**MEMORIALIZATION OF RESOLUTIONS**

**#22-14 Clinton Speiser 19 Evelyn Terrace**

**Mr. Henry asked for motion to memorialize the resolution. Mr. Kuczynski made motion to memorialize the resolution; Mr. Foley seconded. Roll Call:**

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Bella**

**#22-16 Stanley Cafaro 105 Nickel Ave.**

**Mr. Henry asked for motion to memorialize the resolution. Mr. Kuczynski made motion to memorialize the resolution; Mr. Foley seconded. Roll Call:**

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Bella**

**ACCEPTANCE OF MINUTES**

# Mr. Henry asked for motion to approve and accept the minutes of Regular meeting of July 27, 2022.

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

**Before adjournment, Mr. Foley asked if there was anything new about the Priscilla Jewelry application; Mr. Kemm said any issues will be discussed at the September meeting. John Barre they still have time to address what was discussed; Mr. Cornell said the issues will be parking that need to be addressed.**

**ADJOURNMENT**

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

**Respectfully submitted,**

**Joan M. Kemble**