SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF NOVEMBER 21, 2017**

**The regular meeting of the Board of Adjustment was called to order by Mr. Green, Vice 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. Kuczynski, Mr. Kreismer, Ms. Catallo, Mr. Corrigan, Mr. Henry**

**Absent Members: Mr. Walsh, Mr. Emma, Mr. Esposito**

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

**#16-13 Shri Bhaktinidhi 717 Washington Rd. Use Variance/Site Plan $ 3,000.00 App.**

 **$12,000.00 Esc.**

**Mr. Sachs addressed those present and stated he had received a letter from Jeffrey Kantowitz, Esq., attorney for the Temple application #17-13 requesting that the application be adjourned until the January 24, 2018 meeting with no further notice necessary and they would also extend the mandatory date to the end of January 2018. The reason for the holdover was due to a conflict he had on another issue.**

**Mr. Sachs announced that there would be no further notice to the public and this application will be heard at the January 24, 2018 meeting. However, if it is not heard at the January 2018 meeting the applicant will be advised that they will need to renotice the public.**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 21, 2017**

**#17-24 Ronaldo DeAlmeida 34 Gardner Pl. Bulk Variance/Fence $ 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. Green asked for motion to deem the application complete,**

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

**Mr. Sachs swore in Ronaldo DeAlmeida who said he wanted to install a fence along the Stevenson Street side of his property for privacy and the safety of his small children. He indicated that the bulk requirement of 10’ was too much and he currently has a chain link fence 4’ high. He would be installing a 6’ white vinyl on his corner lot. Mr. Henry asked if he had a fence around the yard; the applicant said it right now will be on one side and some in front. In the future they will probably will do in the back, but at present they are looking for the privacy and safety of the children. Mr. Kuczynski asked about the existing fence; Mr. Cornell said it is off his property and he will be relocating the new fence 2’ onto his property so at present it is 3.8’ with the additional 2’ will total just about 6’.**

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 21, 2017**

**#17-26 Maryann Owsik 37 Pulaski Ave. Bulk Variance/Garage $ 250.00 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. Green asked for motion to deem the application complete,**

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

**Mr. Sachs swore in Maryann Owsik who stated she was seeking approval to build a 2 car garage with a workshop. Mr. Sachs asked if she was seeking a height of 21’ she said “yes.” Mr. Sachs asked what it would be used for, she said vehicle storage, Mr. Sachs asked if there would be any commercial use or plumbing, she said “no,” but she would like electric. Mr. Sachs asked why 21’; she said her son had a large truck and needs to lift it when he works on it.**

**Mr. Sachs swore in Alan S. Meszaros. Mr. Sachs asked why 21’ in height, he again stated the son works on his truck all the time. He said the standard garage is too small and roof would be pitched with a storage area 10’ x 40’ wide. Mr. Henry asked about it being 40’ long, he said they were asking 30’ deep by 40’ wide. Mr. Henry stated he felt this was too large, Mr. Meszaros said there would be two doors for two cars with space for a workbench and snow blower and lawn equipment as well as ladders. Mr. Kuczynski felt the garage was too large and had a concern for the neighbors. Mr. Sachs asked the applicant if they could reduce to 30’ x 30’ and he also asked if it would match the exterior of the house; the applicant said it would be vinyl siding. Mr. Leoncavallo stated the following variances:**

* **150 sq. ft. allowed the applicant is proposing 900 sq. ft.**
* **Accessory structure 15’ the applicant is proposing 21’**
* **Building coverage 20% the applicant is proposing 38%**
* **Accessory structure 45% the applicant is proposing 25%**

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

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

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 21, 2017**

**#17-32 Luis Alvardo 50 Boehmhurst Ave. Bulk Variance/Addition $ 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. Green asked for motion to deem the application complete,**

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

**Mr. Sachs swore in Luis Alvardo who stated he wanted to build an addition for 1 bedroom in the front of the house and family room. Mr. Sachs asked if this would be above the existing porch; he said they were going to demo the porch and build a second story. Mr. Cornell asked he would be extending the porch across the front and building it into the side of the house. Mr. Leoncavallo stated the following variance:**

* **Front yard setback 20’ minimum the applicant is proposing 10’**

**Mr. Cornell pointed out that the two story will be wrapped around the current house and the matching area in front will be the family room. The applicant stated it will be the same distance and at present there are 3 bedrooms, 1 ½ baths, kitchen, living room, dining room, and basement. After the addition there will be 4 bedrooms and the rest will remain the same. Mr. Sachs stated this is shown on page two of the Site Plan dated 9/27/17 and the plans will be referenced in the resolution if approved.**

**Mr. Leoncavallo stated the following variance:**

* **17’ x 17’ setback 20’ minimum the applicant is proposing 10’**

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

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

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 21, 2017**

**MEMORIALIZATION OF RESOLUTIONS**

**#17-27 William Buhler 46 Evelyn Terrace**

**Mr. Green asked for motion to memorialize resolution. Mr. Henry made motion to adopt the resolution; Mr. Corrigan seconded. Roll Call:**

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

**#17-28 Edward Goldmann 19 Fielek Terrace**

**Mr. Green asked for motion to memorialize resolution. Mr. Henry made motion to adopt the resolution; Ms. Catallo seconded. Roll Call:**

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

**#17-30 Pawel Piotrowski 16 Marshall Place**

**Mr. Green asked for motion to memorialize resolution. Mr. Henry made motion to adopt the resolution; Mr. Kreismer seconded. Roll Call:**

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

**#17-31 Armando Vargas, Jr. 29 Marshall Place**

**Mr. Green asked for motion to memorialize resolution. Mr. Henry made motion to adopt the resolution; Ms. Catallo seconded. Roll Call:**

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

**#17-32 Derek Fiducia 113 Main Street**

**Mr. Green asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution; Mr. Henry seconded. Roll Call:**

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

**ACCEPTANCE OF MINUTES**

# Mr. Green asked for motion to approve and accept the minutes of the October 25, 2017 and November 8, 2017 meetings. Mr. Kreismer made motion to accept the minutes, Mr. Corrigan seconded, motion carried.

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 21, 2017**

**ADJOURNMENT**

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

 **Respectfully submitted,**

 **Joan M. Kemble**