SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF FEBRUARY 26, 2025**

**The regular meeting of the Board of Adjustment was called to order and opened by Mr. Green, Chairman 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. Esposito, Mr. Emma,**

**Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**Excused Absence:**

**Also present were: Mr. Fisher, Esq., Mr. Cornell, Engineer, Michael P. Fowler, Planner**

**Before beginning the meeting Mr. Green thanked Mr. Esposito for chairing the previous meetings both the Reorganization and Regular Meetings in January. He also thanked all board members for nominating him as Chairman as well as congratulating the elected professionals and secretary. Going forward this evening Mr. Kuczynski will head the meeting. Mr. Kuczynski also thanked the board members for his nomination as Vice Chairman.**

**#16-12 Clyde Auto Recycling 6000 Main Street Application Update**

**Peter Klouser, Attorney for the applicant stated they were present to update the board on the application; as they did last summer then again back in September. He said the contractor has since resigned due to health reasons. He stated that the County noticed on January 8th that they need approval for a road opening permit.**

**Mr. Fisher swore in Clyde Cameron, Owner. Mr. Cameron stated that the former contractor left due to illness ad he has since found a new contractor and received sealed plans today and is ready to start building as is the new contractor. They need to receive the road opening permit from the County; Mr. Cornell said they just need to apply and send letter and Mr. Cornell will approve. They will be changing curb cuts ad handicap ramps, Mr. Cornell said DEP resolved with a letter from the County that all is OK. Mr. Klouser said they submitted the 4250 permit fee for the County and is asking to continue the current extension of time for a couple of months. Mr. Green asked how long for the letter from the County; Mr. Klouser was not sure as it goes to the County then the Road Department. Mr. Kuczynski suggested 2 months (April 30th). If no issues call Mr. Fisher and keep him updated.**

**Mr. Kuczynski made motion to open public portion. No one spoke. Mr. Kuczynski made motion to close public portion.**

**Mr. Kuczynski asked for motion to approve this application for the 2-month extension. Mr. Green made motion to approve the application extension; Mr. Emma seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella,**

**Ms. Gisondi**

**SAYREVILLE BOARD OF ADJUSTMENT**

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**#25-04 ECO Engines, Inc. 507 Washington Road Bulk Variance/Sign $ 150.00 App.**

 **$ 300.00 Esc.**

**Michael Paige, Esq. attorney for the applicant stated they wanted to replace the current sign with a illuminated sign which is over the maximum size and height permitted.**

**Mr. Fisher swore in Charles Heil ECO Engines Manager who stated he acquired the property in July 2022 which prior to his purchase was an auto repair shop. He would like to have a sign on the front of the building same as the previous business included in the application is the rendition he is seeking approval so people can see; along with the dimensions and locations, as well as, illumination of the sign. Mr. Kuczynski asked if the lettering would be lit and if they could set a timer. Mr. Fisher said they could just set a timer to go off at 10:00 PM.**

**Michael Paige addressed the square footage in the R7 Zone stating the largest allowed is 8 square feet and there is no information on height or illumination. In the B2 – B3 Zones 50 square feet is allowed; the applicant is proposing 88.9 Square Feet for variance approval and the ordinance for garages as they need a variance for the sign size. Andy Mashanski, Zoning Officer stated that in the ordinance there are provisions under service station signs for square footage and the height cannot exceed 12 inches. Michael Paige stated this is in line with the application. Mr. Esposito stated the white and green lettering could be left on all night if they controlled the brightness. Mr. Green asked the applicant what the hours of operation were: Mr. Heil stated Monday-Friday 8:00 AM – 5:00 PM, Saturday – By appointment only, Sunday – Closed.**

**After a discussion regarding the signage and illumination Mr. Kuczynski suggested approval to leave the signage lit all night; Mr. Fisher suggested that the applicant dim the light between 10:00 PM – 4:00 AM and include this as a condition of approval. Mr. Bella said that he could probably control this by phone. Mr. Fisher stated that the square footage should be increased to 90 square feet and this would also be a condition of approval.**

**Mr. Kuczynski made motion to open public portion. No one spoke. Mr. Kuczynski made motion to close public portion.**

**Mr. Kuczynski asked for motion to approve/deny this application. Mr. Green made motion to approve the application with the conditions of approval; Mr. Emma seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella,**

**Ms. Gisondi**

**SAYREVILLE BOARD OF ADJUSTMENT**

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**MEMORIALIZATION OF RESOLUTIONS**

**#22-02 – Insite Development Partners, LLC Main Street**

**Mr. Kuczynski asked for motion to approve the resolution. Mr. Castkegrant made motion to approve the resolution; Mr. Emma seconded. Roll Call:**

**Yes: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**#24-09 – Jack Nowak 49 Hillside Ave./110 Sayreville Blvd. So.**

**Mr. Kuczynski asked for motion to approve the resolution. Mr. Emma made motion to approve the resolution;**

**Mrs. Gottstine seconded. Roll Call:**

**Yes: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**ACCEPTANCE OF MINUTES**

# Mr. Kuczynski asked for motion to approve and accept the Reorganization and Regular minutes of the

# January 22, 2025 meeting. Mr. Bella made motion to accept the minutes Mr. Castlegrant seconded, motion carried.

**Before adjournment Mr. Green addressed the Zoning Board Report from 2024 provided by John Barree, Planner and asked for motion to accept the report. Mr. Emma made motion to accept the report; Mrs. Gottstine seconded motion carried.**

**ADJOURNMENT**

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

 **Respectfully submitted,**

 **Joan M. Kemble**