SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF AUGUST 24, 2016**

**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, Mr. Henry,**

**Mr. Emma, Mr. Esposito**

**Absent Members: Mr. Walsh, Ms. Catallo, Mr. Corrigan**

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

**#16-17 Kevin Russell 12 Wilson Ave. Bulk Variance/Garage $ 150.00 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: Kevin Russell and Mr. Green asked why he was back before the board as the application already had been approved. Mr. Russell explained that after the approval he started placement and realized that is was too big for the property on paper it looked good so he is here to make the garage smaller 20 x 24 and move the location to the right side. He received approval for the setbacks on the left side at the prior meeting. Mr. Henry asked what was different, besides making it smaller and moving it, Mr. Russell said he wanted to keep the shed that the board requested he remove at the last meeting and he would still be meeting all the setbacks approved at the last hearing. Mr. Green asked about the entrance gate and that it swings out; the applicant said it would swing in or he would replace with sliding gate.**

**Mr. Kuczynski asked about the side property where the shed is and if it was 5’; Mr. Cornell said it was exsiting and less than 5’. Mr. Henry asked about the driveway going over the sidewalk and how wide it would be; the applicant said 12’. The height of the garage will be 15’ and there will be no water of sewer just lighting. The garage is for personal use and will house two classic cars. Mr. Sachs said the board will incorporate the same conditions. Mr. Green asked if the shed is in violation; Mr. Cornell said the applicant has two front yards and the setback is 20’.**

**Mr. Green asked for motion to open public portion; Mr. Kreismer made motion to open public portion,**

**Mr. Henry seconded, motion carried.**

**Mr. Sachs swore in**

**David Kuo – 3275 Washington Road who stated he lives southeast of the property on the corner of Washington Road and Harrison Place. He asked for the setback of the driveway which is 17’ x 22’; Mr. Cornell said it is 5’ off his back property line. Mr. Kuo asked if the driveway was centered; Mr. Cornell said it is off set and heading up Harrison Place at 12’ wide.**

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

**Mr. Henry seconded, motion carried.**

**SAYREVILLE BOARD OF ADJUSTMENT**

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Emma, Mr. Esposito**

**#16-19 Alex Panko, Peterpank 969 Route 9 Informal $ 100.00 App.**

 **Properties, LLC**

**Mr. Sachs stated there was no need for the applicant to notify surrounding residents as this was an informal application.**

**Mr. Sachs swore in: Alex Panko who referred to the picture submitted with his application. He stated he was looking for approval to repair and replace the current billboard on the Peter Pank property. He wants to replace with LED on both sides with one post, it will be no bigger or smaller. It will remain the exact same size. Mr. Sachs asked how old the billboard was the applicant said it was very old, double sided one on one and is usually changed once a month. Mr. Sachs asked if it was going to be digital, the applicant said “yes.” Mr. Green said it has six posts at present, the applicant said it would be one post in the center. Mr. Leoncavallo said it would look like a “V” from the center. Mr. Kuczynski asked what the variances were for the application. Mr. Leoncavallo said he wasn’t sure at present but NJ licensing for billboards was necessary. Mr. Kuczynski asked if it was a “repair” would he need a variance, Mr. Leoncavallo said “no.”**

**A brief discussion took place regarding the distances required by the State, how the timing would need to be for the sign as well as what the applicant would need to do for board approval, such as, Planner, Attorney, Engineer, etc.**

**The applicant said he would address all these issues and thanked the board for their time. He will return within a few months.**

**SAYREVILLE BOARD OF ADJUSTMENT**

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**MEMORIALIZATION OF RESOLUTIONS**

**#16-14 T-Mobile Northeast, LLC 491 Ernston Road**

**Mr. Green asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution with the referenced changes; Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Esposito**

**#16-16 Paul Syslo 124 Dolan St.**

**Mr. Green asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution;**

**Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry, Mr. Esposito**

# ACCEPTANCE OF MINUTES

# Mr. Green asked for motion to approve and accept the minutes of the July 27, 2016 meeting. Mr. Kuczynski made motion to accept the minutes; Mr. Kreismer seconded, motion carried.

**ADJOURNMENT**

**There being no further business to discuss, Mr. Green asked for motion to adjourn, Mr. Henry**

**made motion to adjourn; Mr. Kreismer seconded, motion carried.**

  **Respectfully submitted,**

 **Joan M. Kemble**