SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF AUGUST 27, 2014**

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

**Members of the Board of Adjustment present were: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo,**

**Ms. Fisher, Mr. Green, Mr. Corrigan, Mr. Emma and Mr. Henry**

**Absent Members:**

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

**#14-19 Quick Chek 3101 Bordentown Ave. Use Variance/Site Plan $ 3,100.00 App.**

 **$ 5,892.00 Esc.**

**Mr. Sachs stated that the applicant requested to be carried over to the September 24, 2014 and announced that it would carried to September 24th without further notice.**

**#14-21 Ashland, Inc. 50 So. Minnisink Ave. Use Variance/Site Plan/ $ 1,000.00 App.**

 **Trailer $ 1,500.00 Esc.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Walsh asked for motion to deem application complete, Mr. Kreismer made motion;**

 **Ms. Fisher seconded, motion carried.**

**Mr. Paige, attorney for the applicant addressed the board stating the application was a Use Variance for 3 trailers; 2 Security and 1 office trailer. He stated that Andre Simmons from Ashland would be testifying on behalf of Ashland, Inc.**

**Mr. Sachs swore in Andre Simmons, Plant Manager. Mr. Simmons stated he has been plant manager for 1 ½ years and that this was a continued use. There will be no new parking required or change to lighting. There are a total of 13 employees in the trailers between the hours of 8:00 am to 4:00 or 5:00 pm, Monday through Friday. One trailer houses 2 Secruity Guards on day shift; one trailer is a utility trailer and the triple trailer houses his office as well as 8 staff members; this has been the corporate trailer since 2002. They had submitted a request for a building but it had been put on a five year hold till 2017.**

**Mr. Sachs stated that the applicant had previous approval and 3 trailers were taxed as office and this would remain the same as a condition of approval. Mr. Kuczynski questioned the time lapse for 5 years, the applicant said it fell through the cracks but no on purpose. Mr. Kuczynski asked if in fact these trailers were taxed as office space and was in agreement that this be condition of approval. Mr. Cornell said that the applicant did appear before the Planning Board but financially they were unable to proceed but they did make the attempt. Mr. Green asked how long ago did they appear, Mr. Cornell said approximately one year ago.**

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**Mr. Sachs swore in John Chadwick, LPP who went over the photo included in the packets marked Exhibit A-1. He stated everything is basically the same; they are really modular buildings as they do not have wheels. He described the aerial photo of the site stating what did change was the economic recession change to the corporation. He stated the Planning Board resolution indicated that the temporary offices needed to be removed upon completion of the new building. The applicant was looking for a waiver for the landscaping. Mr. Henry asked what type of processing is done on the premises; Mr. Chadwick said they made paint thickeners and the process is just starting to pick up again. Mr. Green asked how many employees were on the premises; Mr. Simmons said 80 employees and it was a 24/7 operation, the office staff works Monday-Friday, the other areas are the processing buildings. Ms. Catallo asked how deliveries are made and what types of trucks; Mr. Simmons stated the deliveries are made by trailers and rail cars. Mr. Walsh asked how long this facility has been in business; Mr. Simmons said since 1974.**

**Mr. Sachs asked the applicant if there would be a need for modifications to the water/utility services, the applicant said “no.” Mr. Sachs asked if the applicant was only asking for the landscaping waiver, the applicant said “yes.”**

**Mr. Leoncavallo asked the applicant to go over the parking situation on the property. Mr. Simmons described the entrance of the property as well as the parking for the office personnel. He stated the other parking facilities were at the processing buildings.**

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

**Mr. Corrigan seconded, motion carried. No one spoke. Mr. Walsh asked for motion to close public portion;**

**Mr. Kreismer made motion to close public portion, Mr. Corrigan seconded, motion carried.**

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

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo, Ms. Fisher, Mr. Green, Mr. Corrigan, Mr. Emma,**

 **Mr. Henry**

**#14-25 Brian Burlew 484 So. Pine Ave. Bulk Variance/Addition $ 1,250.00 App.**

 **$ 2,500.00 Esc.**

**Mr. Sachs stated that he received a letter from Mr. Pape the applicant’s attorney requesting that this application be held over to the September 24, 2014 meeting. He announced that this application would be held over to the September meeting without further notice.**

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**#14-26 Edward Kolakowski 38 Quaid St. 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. Walsh asked for motion to deem application complete,**

**Mr. Kreismer made motion; Ms. Fisher seconded, motion carried.**

**Mr. Sachs swore in Edward Kolakowski who stated that he wanted to install a new fence. He said that he is seeking variance relief in order to put the fence 5’ from property line. This lot has a street in the front and rear of the property and is used as a “cut through” which creates trespassing as well as dogs walking. He stated 20’ would be cutting his yard in half and this does not interfere with sight issues.**

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

**Mr. Corrigan seconded, motion carried. No one spoke. Mr. Walsh asked for motion to close public portion;**

**Mr. Kreismer made motion to close public portion, Mr. Kuczynski seconded, motion carried.**

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

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

**#14-27 Thelma Perez 29 Robin Place 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. Walsh asked for motion to deem application complete,**

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

**Mr. Sachs swore in Thelma Perez who stated she would like to replace a 4’ fence with a 6’ white PVC fence.**

**Mr. Leoncavallo stated the variance:**

 **- R5 Zone corner lot should be 10’ from right of way; the applicant is proposing 1’**

**Mr. Kuczynski asked if the fence would be going in the same place, the applicant stated she was replacing exactly the same. Mr. Cornell stated that she will be moving onto the property more making it better and less intense of a sight triangle issue. Mr. Green asked what type of fence was previously there; the applicant said it was a wood fence and was still up, she wants to replace.**

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

**Mr. Corrigan seconded, motion carried. No one spoke. Mr. Walsh asked for motion to close public portion;**

**Mr. Kreismer made motion to close public portion, Mr. Corrigan seconded, motion carried.**

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

**Yes: Mr. Walsh, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo, Ms. Fisher, Mr. Green, Mr. Corrigan, Mr. Emma,**

 **Mr. Henry**

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**MEMORIALIZATION OF RESOLUTIONS**

**#14-01 Dance Stop 3213 Bordentown Ave.**

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

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

**#14-13 David Weltz 13 Martha Blvd.**

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

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

**#14-22 Ken Steiner 14 Furman Ave.**

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

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

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the minutes of the July 23, 2014 meeting.

# Mr. Kreismer made motion to accept the minutes; Mr. Corrigan seconded, motion carried.

**Before adjourning, Mr. Sachs announced that one other application #14-24 Gregory Burns was originally on the agenda but the publication in the Home News Tribune was not done in time. This application will also be held over to the September 24, 2014 meeting with no further notice.**

**ADJOURNMENT**

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

  **Respectfully submitted,**

 **Joan M. Kemble**