SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JUNE 25, 2014**

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

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

**Mr. Green, Mr. Corrigan, and Mr. Henry**

**Absent Members: Mr. Walsh and Mr. Emma**

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

**#14-15 George Grooms 19 Ciecko Ct. Bulk Variance/Addition $100.00 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. Kuczynski asked for motion to deem application complete,**

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

**Mr. Sachs swore in George Grooms, the applicant. Mr. Grooms stated he wanted to put a 20’ x 24’ addition on the rear of his home but had setback issues from the curb as this is a corner lot. Mr. Kuczynski asked what the addition would be used for; Mr. Grooms said a bedroom on the second floor and family room on the first floor to provide for his new family.**

**Mr. Leoncavallo stated the following variance(s):**

 **- Front yard in R7 zone 20’ minimum the applicant is proposing 7.8’ – this is a corner lot with 2 front yards**

**Mr. Henry asked if there was a basement, the applicant said “no.” Mr. Sachs asked if the exterior of the addition would be done the same as the house, the applicant said that it would be the same. Mr. Kuczynski asked if it would remain single family and if there was a fence on the lot, Mr. Grooms said “yes it would remain single family and the lot was fenced in the rear.” Mr. Kreismer asked if there would be access to the deck shown on the survey from the second floor addition; Mr. Grooms said “no” he has already removed the steps on the deck.**

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

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

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

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 25, 2014**

**#14-18 Melissa/Michael Bomberry 16 Coolidge Ave. Bulk Variance/Shed/ $ 200.00 App.**

 **Driveway Extension**

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

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

**Mr. Sachs swore in Melissa Bomberry who stated she wanted to install a shed at the top of the driveway and extend the driveway.**

**Mr. Leoncavallo stated the following variance(s):**

 **- Accessory structure maximum 150 sq. ft. the applicant is proposing 288 sq. ft.**

 **- Side yard setback in R5 zone 5’ minimum the applicant is proposing 2’**

 **- Building coverage maximum 20% the applicant is proposing 25%**

 **- Lot impervious coverage maximum 45% the applicant is proposing 46%**

**Mr. Kuczynski asked if this was a garage or a shed; the applicant said more like a garage. Mr. Kreismer asked what would be stored in the garage. The applicant said patio furniture, an umbrella, lawn mower, etc. Mr. Sachs asked if she would agree to a condition of approval that the structure would not be used for any vehicles, the applicant was in agreement. Mr. Sachs asked if there would be plumbing or electric the applicant said “no” and there would be no commercial use.**

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

**Ms. Fisher seconded, motion carried. No one spoke. Mr. Kuczynski asked for motion to close public portion;**

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

**Before the vote on the application, Mr. Sachs stated the following conditions of approval:**

 **- No plumbing**

 **- No commercial use**

 **- No vehicle storage**

**Mr. Kuczynski asked for motion to approve/deny this application. Ms. Fisher made motion to approve the application with the conditions discussed, Mr. Kreismer seconded. Roll Call:**

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 25, 2014**

**#14-20 Mauna Trivedi 38 Smullen St. Bulk Variance/Porch 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. Kuczynski asked for motion to deem application complete,**

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

**Mr. Sachs swore in Mauna Trivedi. Ms. Trivedi stated that she wanted to build an 8’ x 23’ front porch. She stated that the porch would be an open porch with just railings and steps.**

**Mr. Leoncavallo stated the following variance(s):**

 **- Front yard setback minimum 20’ the applicant is proposing 2.5’**

 **- Lot coverage 20% maximum the applicant is proposing 21%**

**Mr. Sachs asked if she would agree that the porch remain an open porch, the applicant said she would agree. Mr. Kuczynski stated that the house was very close to the street already and asked if the porch would be finished the same as the rest of the house, the applicant stated “yes.” Mr. Henry addressed the proposed setback of 2.5’, Mr. Cornell stated that a 10’ variance already exists on the lot before the application. Mr. Kreismer asked the applicant if there was an existing porch, she said “no” this would be new.**

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

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

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

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 25, 2014**

**MEMORIALIZATION OF RESOLUTIONS**

**#13-32 Fairfield Properties, LLC 15 Victory Circle**

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

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

**#14-12 Zbigniew Smagacz 80 Buchanan Ave.**

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

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

**#14-14 Don/Cheryl Satorski 48 No. Edward St.**

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

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

**#14-17 James Farrell 7 Elacqua Blvd.**

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

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

# ACCEPTANCE OF MINUTES

# Mr. Kuczynski asked for motion to approve and accept the minutes of the May 28, 2014 meeting.

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

**ADJOURNMENT**

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

  **Respectfully submitted,**

 **Joan M. Kemble**