SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JUNE 22, 2022**

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

**Members of the Board of Adjustment present were: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito,**

**Mr. Emma**

**Excused Absence: Mr. Sivilli, Mr. Corrigan, Mr. Bella**

**Also present were: Mr. Kemm, Esq., Mr. Cornell, Engineer, Mr. Barre, Planner**

**#21-23 Muphy Lopez 1094 Bordentown Ave. Bulk Variances/Pool/Deck/ $ 200.00 App.**

 **Patio/Driveway/Addition**

**Mr. Kemm announced that the applicant and JCP&L were still working on a resolution and hopefully this application will be heard at the July 27th meeting.**

**#22-07 Julian/Wanda Lopez 3225 Washington Rd. Use Variances-Mixed/ $3,500.00 App.**

 **2nd Fl. Addition-Residential $3,912.00 Esc.**

**Mr. Kemm announced that this applicant asked to be held over to the July 27th meeting as there are only 5 voting board members present tonight.**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 22, 2022**

**#22-08 DISH Wireless 2 Gowin St. Use Variance/Site Plan $ 2,550.00 App.**

 **$ 3,000.00 Esc.**

**Mr. Kemm swore in Chris Quinn for the applicant. Mr. Quinn described the property noted as Block 333.03, Lots 1-2 located in a B3 Zone. He stated the applicant was seeking approval to co-locate on the existing tower. They will be installing 3 antennas and will replace an empty mount on the top of the tower at 161’ the tower is 169’ in height with related small cabinets. The ordinance requires application for a Use Variance/Site Plan for the two issues:**

* **Adding antennas to the towers**
* **Existing tower being appropriate for the use with minimal negative criteria**

**Mr. Kemm described laws in place for these types of applications:**

* **Recent set of law – is property approved for cell tower**
* **The height of the antennas is the reason for the application tonight**

**Mr. Kemm swore in Peter Smith, PE; Mr. Henry made motion to accept credentials. Mr. Smith stated that the Site Plans were provided to the Board. He described the overall site within the compound.**

**A1 – Compound showing other carriers and cabinets. Same access no designated parking for technical personnel and there will be one technician per month.**

**A2 – Elevation of the tower 169’ showed where DISH is going on the tower as well as other companies ATT&T antennas being 72’. Colors are all consistent no lighting and/or signage. There is a temporary hook up generator. Maintenance is consistent, use is appropriate with no negative impact or increase to tower it will be the same size as well as cabinets. Height of antenna will be 158-161’ to top. Mr. Cornell stated the plans indicate the antenna will be 166’; Mr. Quinn stated 161’ is the correct height and they will submit updated plans as a condition of approval. Mr. Kuczynski asked who owned the tower; Mr. Quinn said Crown maintains the tower; Mr. Emma asked if this was a new section of the tower; Mr. Quinn stated DISH is being added. Mr. Kuczynski asked if the tower was full; Mr. Quinn said it has different carriers.**

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

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

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 22, 2022**

**#22-12 Chase Buscemi 20 Ridge Ave. Bulk Variance/Retaining Wall/Fence $ 100.00 App.**

**Mr. Kemm swore in Chase Buscemi who stated they were a corner lot and the fence needs to have a 10’ setback from the property line; they are seeking a variance for no setback as the property slopes. The following are the variances:**

* **Fence 10’ setback required they are proposing no setback**
* **Fence is on top of retaining wall**

**Mr. Henry asked the applicant if the wall was in the rear; the applicant stated it was on the side of the property and he was asking for approval as it was on the property line and he stated he actually has 40’ from the property line. Mr. Cornell stated site triangle is 20’. He stated the former street was a paper street. Mr. Kuczynski asked if the front of the house was Ridge Avenue and the side in question was the street that no longer exists. Mr. Barre stated he wanted to move the chain link fence out 10’ more. Mr. Foley stated it appeared that where the tree stump was on the map was the property line.**

**Mr. Kemm said it appears that the empty property could be the right of way towards the street, but was not sure. Mr. Foley said it appeared that the applicant wants to elevate the retaining wall and fence even. Mr. Cornell said it appears the setback is far enough and does not encroach on the front of the house. Mr. Kuczynski said the applicant is looking to move it. Mr. Cornell said the survey does not show that he owns the strip of property.**

**Mr. Buscemi asked how he could find out whether he owns; Mr. Kemm told him he would have to hire a surveyor. Mr. Emma asked about the neighbor selling; Mr. Buscemi stated he was told the other day that it was given to the prior owner but he needs a clear distinction as to where the property ends. Mr. Kemm said that the Board could adjourn the application or go forward tonight and put on property line. Mr. Buscemi stated he would like to adjourn and come back to the July 27th meeting. Mr. Kemm announced that this application will be held over to the July 27th meeting with no further notice.**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 22, 2022**

**#22-13 Harish/Sejal Patel 17 Sherwood Rd. Bulk Variance/Site Plan/ $ 250.00 App.**

 **New Single-Family Home $ 350.00 Esc.**

**Paul DeSarno, attorney for the applicant addressed the Board stating the applicant was requesting a lot coverage variance as they are seeking approval to demolish the existing house and build a new house. Variance is as follows:**

* **Lot coverage 20% the applicant is proposing 25%**

**Mr. Kemm swore in Harish Patel who stated he wanted to build a single-family house to accommodate his family so each could have their own room there are six (6) residents.**

**Mr. Kemm swore in Corrie Fernandez, Architect. Mr. Henry made motion to accept credentials. Mr. Fernandez stated the applicant’s bulk variance was for building coverage not lot coverage as stated, building on the lot or impervious coverage. Mr. Cornell stated 22.2% where 24.9% is proposed, this is a two-story house with 2 car garage and 6 bedrooms. As described in the plan a dry well underground tank will be included and a soil erosion plan. The basement will be finished, again a 2 car garage, foyer, guest room, living room, kitchen, on the second floor will be 4 bedrooms on elevations. Mr. Henry asked how much higher? Mr. Fernandez stated 34.5’ now existing is 23-30’ the reason for the 5% extra is that it was not meeting the bedrooms 6 ½ - 7. Mr. Henry discussed the size of the bedrooms 14 x 12 1/2 , 14 x 16 and 19 x 16.8 for the master bedroom. He suggested they make smaller and reduce the size of the rooms. Mr. Foley asked why these sized rooms were needed, Mr. Henry stated they can make them smaller. Mr. DeSarno stated that the 2% difference is not much. Mr. Foley said the square footage is 480-500 sq. ft. Mr. Kuczynski stated the existing percentage is 22-23%.**

**Mr. Barre said the dry well was typical for rain/storm water on the roof. Mr. Henry stated he felt they have gone to extremes and this residence could be smaller and it does not fit within the character of the surrounding community. Mr. Hernandez stated this is a transition period and spaces are larger and people are looking for larger homes. The applicant likes the town and area and personally spoke to neighbors. Mr. Patel went to each person and gave them the proper notice and they signed papers. He showed them pictures and they were very agreeable to the application. He stated the kids want their own rooms. Mr. Kuczynski asked with 6 bedrooms how many parking spaces; Mr. Hernandez stated there will be 4 cars, possibly 5. Mr. Kuczynski wanted the applicant to understand that this had to remain 1 kitchen, no separate entrances, no 2 family. Mr. Barre asked if there was an attic, Mr. Hernandez stated a pull down for storage and an outdoor patio. He indicated to the applicant that any additional roof structures will be over the lot coverage.**

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

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

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JUNE 22, 2022**

**MEMORIALIZATION OF RESOLUTIONS**

**#22-09 Joe Scirica 5 Tannehill Lane**

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

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma**

**#22-10 Timothy/Shaina Mentzel 26 Eisenhower Drive**

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

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma**

**#22-11 Rich Burnett/Mark Ignomierllo 17 Jernee Mill Road**

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

**Yes: Mr. Henry, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma**

**ACCEPTANCE OF MINUTES**

# Mr. Henry asked for motion to approve and accept the minutes of Regular meetings of May 25, 2022.

# Mr. Kuczynski made motion to accept the minutes Mr. Foley seconded, motion carried.

**Before adjourning, Mr. Emma asked about the empty lot on the corner of Ernston Rd. and Bordentown Ave., Mr. Cornell stated Raceway was supposed to rebuild but he thinks they decided not to. Mr. Emma asked about the Temple, Mr. Cornell stated they have not reached out to the Board lately.**

**ADJOURNMENT**

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

 **Respectfully submitted,**

 **Joan M. Kemble**