SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF MARCH 23, 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. Sivilli, Mr. Kuczynski, Mr. Foley,**

**Mr. Esposito, Mr. Emma, Mr. Bella, Mr. Lattanzi**

**Excused Absence: Mr. Luciano**

**Also present were: Mr. Malcolm Thorpe, Esq. (for Mr. Kemm), Mr. Cornell, Engineer, Mr. Barre, Planner**

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

**Patio/Driveway/Addition**

**Mr. Thorpe announced that this application is being held over to the April 27, 2022 Zoning Board Meeting with no further notice.**

**#22-03 Kearon Gregory 22 Grand Street Bulk Variances/Fence $ 50.00 App.**

**John Wisniewski, Esq. addressed the board stating that the applicant is seeking approval for fence as it fronts on the street. The applicant is the owner of 22 Grand Street, Block 488, Lot 102. When he purchased the house there was an old chain link fence. His contractor told him he didn’t need a permit as he was replacing the side street fence. The 10’ posts were removed and the new fence installed so he is seeking bulk variance approval.**

**Mr. Thorpe swore in Kearon Gregory. Mr. Gregory stated he purchased the house in December 2003 and again there was an old chain link fence. He presented picture marked A-1 of both fences showing Woodland Ave. being too close; however, Karl’s fencing told him they were using the existing fence line. A-2 showing letter he received from Code Enforcement, A-3 his denied Zoning Permit, A-4 side of street, A-5 Woodland Ave. and trees on side of property, A-6 Back corner of property and several trees, A-7 Side of yard with group of trees.**

**Mr. Kuczynski asked if there was any site issue as the starts on one corner of the house to the other side; Jay Cornell stated there was no site triangle issue.**

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

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

**Yes: Mr. Henry, Mr. Sivilli, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma, Mr. Bella, Mr. Lattanzi**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – MARCH 23, 2022**

**#22-04 Tesla, Inc. 969 Route 9 Use Variances/Electric Vehicle $1,000.00 App.**

**Charging Posts $2,000.00 Esc.**

**Mr. Thorpe swore in Duncan Prime, attorney for the application. Mr. Prime described the application at the WaWa 969 Route 9 and said there are no changes to the WaWa the application is strictly for the installation of charging stations by moving the air pumps and installing the charging stations.**

**Franz Gerdes explained the process to the board stating each vehicle backs into the space, grabs the handle and the vehicle charges for 20-30 minutes for Tesla vehicles, there is no danger to children as safety equipment is in charger. Mr. Lattanzi asked if car has no access to parking and has to go into one of the 8 stahls is that an issue. Mr. Henry stated that the charging is ½ hour with no universal adapters; he asked if there would be a sign that says “Tesla Only”, the applicant said “no.” Mr. Bella asked where the air pumps would be relocated; Mr. Lattanzi asked how far they would be from the charging stations.**

**Mr. Thorpe swore in Daniel Tarabahigi, Dynamic Engineering; Mr. Henry made motion to accept credentials, Mr. Kuczynski seconded, motion carried. Mr. Tarabahigi described on a drawing where the charging stations would be located as well as the air pump stahls and are seeking design waiver relief. The parking spaces will maintain striping, and the sidewalk no changes to the WaWa site. There will be 30’ distance from WaWa canopy for the pumps they will relocate shrubs to other areas on site.**

**Mr. Kuczynski asked if the canopy or roof would have lighting he said that there would be “none,” and signs would be standard on site at the location. Mr. Foley asked who would be liable for any issues he said it would be Tesla. Mr. Lattanzi asked if property was purchased, they said no it was an exclusive agreement and other companies could also get involved. Mr. Henry asked if they were adaptable to become universal “maybe.” Mr. Lattanzi asked about the capacity of the electric he said JCP&L wouldn’t allow if charging issue. Mr. Kuczynski asked if they would affect parking on the site; he said that only two stahls would be dedicated for Tesla; others can be used by customers – 6 spaces. Mr. Henry said the air pump would be adjacent 10-15’ over with the same amount of parking.**

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

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

**Yes: Mr. Henry, Mr. Sivilli, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma, Mr. Bella, Mr. Lattanzi**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – MARCH 23, 2022**

**#22-05 Daniel Bratic 55 Buttonwood Drive Bulk Variances/Garage $ 100.00 App.**

**Mr. Thorpe swore in Daniel Bratic who stated that he wished to install a shed to get rid of trailers he currently has for storage. Mr. Henry asked if it was a shed or a garage and would it be in the driveway. The applicant stated it was a pre-made shed. He presented two drawings labeled A-1 and A-2. Mr. Henry asked about the size the applicant said 12 x 26’ (approximate)the interior 12 x 20’ and the rear is a porch. He stated it was 10.6’ high.**

**Mr. Cornell stated that the applicant already has garage railroad ties and has boxed out the shed and will need Construction permits. Mr. Henry asked if there would be a garage door and Mr. Kuczynski asked if there would be wood floors the applicant said they would be plywood for storage of ATV’s and bikes. Mr. Cornell asked if there would be storage of vehicles the applicant said “no.” The following are the variances:**

* **150’ maximum – 12 x 26 – 312’ proposed**
* **Encroaches front yard setback 20’ maximum, 5’ proposed**

**Mr. Foley asked if the shed was already there; the applicant said “no” there are just footings there now. Mr. Sivilli asked how far away from the pool the shed would be the applicant said 8 -10’. Mr. Cornell stated it needed to be 10’ away from the house and pool.**

**John Barre said the location should be limited with no driveway; Mr. Henry stated this should be a condition of approval with no driveway up to the shed. Mr. Kuczynski asked if there was going to be any electric; the applicant said “yes” eventually but no plumbing and this will not be used for business purposes.**

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

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

**Yes: Mr. Henry, Mr. Sivilli, Mr. Kuczynski, Mr. Foley, Mr. Esposito, Mr. Emma, Mr. Bella, Mr. Lattanzi**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – MARCH 23, 2022**

**MEMORIALIZATION OF RESOLUTIONS**

**#22-01 Philinda Farese 81 Buchanan Ave.**

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

**Yes: Mr. Henry, Mr. Sivilli, Mr. Kuczynski, Mr. Foley**

**ACCEPTANCE OF MINUTES**

# Mr. Henry asked for motion to approve and accept the minutes of both the Reorganization and Regular meetings of January 26, 2022. Mr. Sivilli made motion to accept the minutes Mr. Kuczynski seconded, motion carried.

**ADJOURNMENT**

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

**Respectfully submitted,**

**Joan M. Kemble**