SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF MAY 25, 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:**

**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 this application is still in review with JCP&L. They are working on an agreement regarding the easement. Therefore, this application will be held over until next month.**

**#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 the applicant’s attorney Steven Hel was present and stated that they will re-notice for the application to be heard at next month’s meeting in order for the professionals and board members to review the revised plans.**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – MAY 25, 2022**

**#22-09 Joe Scirica 5 Tannehill Lane Bulk Variance/Pole Barn $ 100.00 App.**

**Mr. Kemm swore in the applicant Joe Scirica who stated he was seeking approval to construct a Pole Barn for storage of his corvette. Mr. Foley asked if the structure was going to be metal and asked for the variances:**

* **Maximum height 15’ the applicant is proposing 17’**
* **Accessory structure maximum 150 sq. ft. the applicant is proposing 960 sq. ft.**

**Mr. Henry asked if the structure was just for antique car; the applicant stated it would also be for storage of quads, jet skis. Mr. Henry asked if there would be any business activity the applicant said “no.” The applicant stated that he has not decided on heat and said he would probably be putting in electric and will apply for the necessary permits and the pole barn will have a concrete floor. He stated that there is a pool in the yard not shown on the survey and it’s over to the side of the yard. Mr. Kemm said as a condition of approval there will be no living quarters or business activity. Mr. Kuczynski asked if he had applied for the permits; the applicant said he has the paperwork.**

**Mr. Henry made motion to open public portion.**

**PUBLIC**

**Mr. Kemm swore in:**

**Janay Hardy – 37 Deerfield Road. Mr. Hardy stated that he supports the applicant’s application for the pole barn and he has view of the pool and there is no issue.**

**Mr. Henry asked for motion to close public portion. Mr. Henry made motion to close public portion; Mr. Kuczynski seconded, motion carried.**

**Mr. Henry asked for motion to approve/deny this application. Mr. Emma 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**

**SAYREVILLE BOARD OF ADJUSTMENT**

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**#22-10 Timothy/Shaina Mentzel 26 Eisenhower Dr. Bulk Variance/Pool $ 100.00 App.**

**Mr. Kemm swore in the applicant Timothy Mentzel. Mr. Mentzel stated he was a first time home buyer and installed a pool unaware that he needed permits and that there were set back requirements as it was close to the garage and fence creating the following variances:**

* **Side yard setback 10’ required the applicant is proposing 5’**
* **Distance 10’ required the applicant is proposing 7’**

**Mr. Kuczynski asked if it was an above ground pool; Mr. Mentzel stated “yes” it was 15’ round. Mr. Barre asked if the shed on the survey was demolished, the applicant said “yes.”**

**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. Foley 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,**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – MAY 25, 2022**

**#22-11 Rich Burnett/ 17 Jernee Mill Rd. Bulk Variance/Site Plan/ $ App.**

**Mark Ignomirello Extension of Time**

**Mr. Kemm swore in Rich Burnett who stated that a variance was granted in 2016 and the applicant is requesting an extension of time. He thought the approval was still good and had a demo permit for the current structure. He stated that there have been no changes to the area or neighborhood. Mr. Henry stated that it’s still valid just not the whole process as according to the Borough the validity is for two (2) years. He stated they will be finishing the demo in 3 months. Mr. Foley asked about the pool; the applicant stated they don’t need the back property and once the building is down it will be a grass area. Mr. Emma asked how long did they need; Mr. Burnett stated they are ready to go and start right away. Mr. Kemm stated they are requesting a two (2) year extension. Mr. Henry asked if there was a basement, Mr. Burnett said “no.”**

**Mark Ignomirello asked what the timeframe would be, Mr. Kemm said it has not been decided and if the Board votes yes on the resolution is just in writing but they will verbally authorize the demolition. Mr. Henry stated the concern is building. Mr. Kemm stated the following as conditions of approval:**

* **Board satisfaction that there are no changes**
* **Board decides how long for the extension 1 year, 18 months, or 2 years**

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

**Before asking for approval vote, Mr. Henry suggested and made a motion that the Board approve a two (2) year extension of time and for the building demolition 90 days; Mr. Kuczynski seconded.**

**Mr. Henry asked for motion to approve/deny this application with the suggested timeframe on both the extension and demolition. Mr. Sivilli made motion to approve the application; Mr. Kuczynski seconded. Roll Call:**

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

**SAYREVILLE BOARD OF ADJUSTMENT**

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**MEMORIALIZATION OF RESOLUTIONS**

**#22-02 InSite Development Partners. LLC Lower Main Street**

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

**Yes: Mr. Henry, Mr. Sivilli, Mr. Kuczynski, Mr. Emma, Mr. Bella**

**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. Emma seconded, motion carried.

**ADJOURNMENT**

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

**Respectfully submitted,**

**Joan M. Kemble**