SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF NOVEMBER 26, 2013**

**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. Lewis, Mr. Kreismer, Ms. Catallo,**

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

**Absent Members: Mr. Walsh, Ms. Fisher, Mr. Emma**

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

**#13-29 Kenneth Fraser 15 Roll Ave. Bulk Variance/Pool $ 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 Kenneth Fraser who stated he wanted a pool in the back for his children and he doesn’t have much room in the rear yard.**

**Mr. Leoncavallo stated the variances:**

 **- Rear yard 10’ minimum the applicant is proposing 7’**

 **- Side yard encroaches 10’ minimum the applicant is proposing 7’**

 **- The property is in an R7 zone and is 5,000 square feet**

**Mr. Kuczynski asked the applicant if there was any way to move the pool to meet requirements; the applicant said it can only go in one direction as it would be too close to garage on the other side of the yard. Mr. Green asked the applicant if the pool was already up; Mr. Fraser said “yes” he installed it back in July of this year. Mr. Sachs asked about the size of the pool; the applicant said it was 15’ above ground. Ms. Catallo asked if the yard was fenced in, the applicant said “yes.” Mr. Green asked if there was a deck, the applicant said there was no deck. Ms. Catallo asked if the pool had the proper ladder the applicant said he takes it in and out.**

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

**Mr. Corrigan seconded. 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 “As Is.” Mr. Kreismer made motion to approve the application, Mr. Corrigan seconded. Roll Call:**

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 26, 2013**

**#13-30 Heather Muller 42 Smith St. Bulk Variance/Garage $ 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 Bob Downey, contractor, who spoke on behalf of the homeowner. Mr. Downey stated the applicant was seeking variance approval for a 24’ x 24’ two car garage to house a corvette and camaro.**

**Mr. Leoncavallo stated the variances:**

 **- Maximum allowed is 150’ the applicant is proposing 576’**

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

**Mr. Kuczynski asked if there was any curbing; Mr. Cornell said curbing is not required for the application. Mr. Kuczynski stated the height should not exceed 15’; Mr. Downey stated it was well within required height. Mr. Sachs asked if there would be any plumbing, Mr. Downey said “no” but there would be electric. It would not be used for commercial purposes and the exterior will match the house. Mr. Lewis asked if they were new cars, Bob stated they were but not driven. Mr. Kuczynski asked about security, Bob said there would be security.**

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

**Mr. Corrigan seconded. 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, Mr. Corrigan seconded. Roll Call:**

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

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – NOVEMBER 26, 2013**

**MEMORIALIZATION OF RESOLUTIONS**

**#13-18 Susan Crespo 18 Senna Dr.**

**Mr. Kreismer addressed a correction on the resolution regarding the applicant’s address being stated incorrectly; Mr. Sachs said the correction would be made by his office.**

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

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

**#13-27 Augusto Matos 84 Smullen 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. Lewis, Mr. Kreismer, Ms. Catallo, Mr. Green, Mr. Corrigan**

**#13-28 Adam/Angelika Grodzki 23 Liberty St.**

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

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

# ACCEPTANCE OF MINUTES

# Mr. Kuczynski asked for motion to approve and accept the minutes of the October 23, 2013 meeting. Mr. Corrigan made motion to accept the minutes; Mr. Kreismer seconded, motion carried.

**Before adjourning Mr. Sachs stated there were a couple of corrections he made to the resolution for Frontier Sayreville/Starbucks which he read into the record. The changes were in items 8B and 8D regarding height in 8B and the 10 ft. construction of an easement in 8D. Mr. Kuczynski asked for motion to accept the changes in the resolution; Mr. Kreismer made motion; 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; Mr. Corrigan seconded, motion carried.**

  **Respectfully submitted,**

 **Joan M. Kemble**