SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JANUARY 22, 2025**

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

**Members of the Board of Adjustment present were: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**Excused Absence: Mr. Green, Mr. Kuczynski**

**Also present were: Mr. Fisher, Esq., Mr. Cornell, Engineer, Michael P. Fowler, Planner**

**#22-02 Insite Development Partners, LLC Main Street Extension of Time $1,000.00 App.**

**Daven Persaud, Esq. attorney for the applicant stated that they were seeking an additional one-year extension of time. The original approval was April 2022 and they had a protected two-year timeframe and received an additional approval for one-year May 26, 2024 due to County approval and working with Middlesex Water as they need to relocate a water main which requires them submitting detailed engineering plans for approval so they can relocate the 24-inch water main on the site. They are in the process of receiving approval but they would like to have the extension until May 25, 2026 in the event of any problem.**

**Mr. Esposito asked when the start date would be Mr. Persaud stated as soon as the plans are finalized and that Middlesex Water is in the process of reviewing the plans. Mr. Esposito asked how long this would take; Mr. Persaud said he was no sure. Ms. Gisondi asked about the impending expiration date in the document; Mr. Persaud said that it was a typo that the expiration date should be May 24, 2025.**

**Mr. Cornell stated he had no comments that the issues in his report were addressed.**

**Mr. Esposito made motion to open public portion. No one spoke. Mr. Esposito made motion to close public portion.**

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

**Yes: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JANUARY 22, 2025**

**#24-09 Jack Nowak 49 Hillside Ave./ Minor Subdivision $1,050.00 App.**

**110 Sayreville Blvd. So. $2,800.00 Esc.**

**John Wisniewski, Esq. attorney for the applicant addressed the board stating that Mr. Nowak was seeking approval for a subdivision of a non-conforming use Sayreville Boulevard and Hillside Ave. One property on Sayreville Boulevard has a small lot being used as a driveway by the applicant known as “the tail of the property” and the applicant wants to make this lot part of his property. The applicant’s lot on Hillside Ave. does not meet the minimum lot size but if this small lot is added it will now be conforming. He only wants to acquire the land and the Sayreville Boulevard lot will still be conforming if the lot is purchased.**

**Mr. Fisher swore in Valery Braginsky, PLS. Mr. Braginsky described the two parcels as being back to back; Sayreville Boulevard and Hillside Avenue which has a frontage of 58’ and is currently undersized in minimum lot area and minimum side yard; however if the minor subdivision is approved the total will become conforming and the driveway is proposed to go towards Hillside Ave. which will bring the lot width closer to 75’.**

**Mr. Cornell stated he agrees with what has been presented reducing the intensity. The applicant is also asking for a waiver for 4’ as the Borough requires driveways to be 5’ off the property line. Mr. Fowler stated that eliminating the double lot on Sayreville Boulevard and the conditions are less intense on Hillside Ave. nothing appears negative.**

**Mr. Esposito made motion to open public portion. No one spoke. Mr. Esposito made motion to close public portion.**

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

**Yes: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Mr. Bella, Ms. Gisondi**

**SAYREVILLE BOARD OF ADJUSTMENT**

**MINUTES – JANUARY 22, 2025**

**MEMORIALIZATION OF RESOLUTIONS**

**#24-15 - Patrick & Jill Caffrey 51 Roosevelt Blvd.**

**Mr. Esposito asked for motion to approve the resolution. Mr. Bella made motion to approve the resolution;**

**Mrs. Gottstine seconded. Roll Call:**

**Yes: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Ms. Gisondi**

**#24-16 – Lindsay DeMild Bowen 359 Washington Rd.**

**Mr. Esposito asked for motion to approve the resolution. Mr. Emma made motion to approve the resolution;**

**Mr. Bella seconded. Roll Call:**

**Yes: Mr. Esposito, Mr. Emma, Mrs. Gottstine, Mr. Castlegrant, Ms. Gisondi**

**ACCEPTANCE OF MINUTES**

# Mr. Esposito asked for motion to approve and accept the minutes of the November 26, 2024 meeting. Mr. Emma made motion to accept the minutes Mr. Castlegrant seconded, motion carried.

**Before adjournment Mr. Esposito asked for motion to accept the Annual Report received by the Board; Mr. Castlegrant made motion to accept report; Mr. Emma seconded, motion carried.**

**ADJOURNMENT**

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

**Respectfully submitted,**

**Joan M. Kemble**