SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF MAY 22, 2024**

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

**Members of the Board of Adjustment present were: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mr. Emma,**

**Mr. Castlegrant, Mrs. Gottstine, Mr. Bella, Ms. Gisondi**

**Excused Absence: Mr. Fisher, Esq.**

**Also present were: Mr. Sobieski, Esq., (for Mr. Fisher) Mr. Cornell, Engineer, Mr. Barree, Planner**

**#16-12 Clyde Auto Recycling 6000 Main Street Extension of Time**

**Mr. Sobieski spoke with the applicant’s counsel who asked that the application be carried over to the June 26, 2024 meeting as they need additional time to prepare. He made announcement that the application would be held over to the June 26, 2024 meeting with no further notice.**

**#24-05 Sayideidor Ashrapov 25 Campbell Drive Bulk Variance/Storage Unit $250.00 App.**

**Mr. Sobieski swore in Sayid Ashrapov and Suzanne Prouty (neighbor) who will help with language barrier if necessary. The applicant stated that the shed was on the property line and falling down so the new shed was moved further up and made bigger for family. Because of religion they cannot sit together for holidays and birthdays; men sit outside women sit inside. He took down the shed that was falling and put up the new shed but didn’t realize he needed a permit. Mr. Green asked how long it took to construct the shed the applicant said one weekend; Mr. Emma asked if the shed was made of wood; the applicant said “yes.” Mr. Green asked the applicant if he knew that JCP&L had an easement on the property, the applicant did not know; Mr. Green asked about the above ground pool shown on the survey. The applicant stated that the pool was there when he purchased the property 3 years ago. The applicant stated that he will correct everything needed. Mr. Emma asked about the overhead power lines; Mr. Cornell said the lines are approximately 200’ deep covered by JCP&L easement and past applications required JCP&L approval. Mr. Green stated that this application cannot go any further and cannot be heard until the applicant contacts JCP&L for approval. Mr. Sobieski said that the board needs documentation for JCP&L to grant additional time. Mr. Green said that the applicant will need to contact the board upon receipt of documentation. Mr. Kuczynski asked if there would be notice; Mr. Sobieski said the 60-day extension would start then go forward. Mr. Cornell said give a couple of months then re-notice. Mr. Emma asked how big was the easement; Mr. Cornell said 100’ wide in rear to property line then up to the concrete near the house. Mr. Cornell gave the example of a previous board application at 1097 Bordentown Ave. that JCP&L did not approve the addition requested by the applicant. Mr. Castlegrant asked if the board would receive a written document from JCP&L; Mr. Cornell said “yes.”**

**Mr. Cornell went over the variances. Mr. Esposito asked about the pool being under the wires and if this would be an issue with JCP&L; Mr. Cornell said they may consider but the pool is not a permanent structure. Mr. Kuczynski asked how the shed is being used; Mr. Cornell said it’s not being occupied and has no utilities. Mrs. Gottstine asked about the kids playing in the shed and if there are no utilities what about the winter. Mr. Sobieski asked the applicant if the primary purpose was for storage, the applicant stated “yes.” He just extended the roof Mr. Green said it looks bigger than the shed approximately 8’ open space; Mr. Sobieski asked what was below the roof, the applicant said just dirt. Mr. Emma suggested that he bring pictures. Mr. Cornell said the height is lower than 15’; Ron asked that they take pictures. Mr. Sobieski then made announcement that the application would be held over to the July 24, 2024 meeting with no further notice.**

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**#24-06 Archer Capital, LLC River Road Use Variance/Major Site Plan $450.00 App.**

**$2,150.00 Esc.**

**Mr. Sobieski spoke with the applicant’s counsel. They will be making changes to proposed application and would like to be carried over to the June 26, 2024 meeting.**

**Mr. Sobieski then made announcement that the application would be held over to the June 26, 2024 meeting with no further notice.**

**#24-07 Stephen Boehler 49 Calliope Road Bulk Variance/Garage $50.00 App.**

**Mr. Sobieski swore in Stephen Boehler who stated that he was seeking approval for a garage as he collects antique cars. He recently removed a pool and the 18’ x 30’ garage will have a 10’ door with 4 windows and soffits and will look like the house; off the easement of JCP&L. Mr. Cornell said it’s 125’ and back 55’ easement on the property. The applicant will not be off the power lines; Mr. Sobieski said there is a 15’ drainage; Mr. Cornell stated that JCP&L comes to the property during the year.**

**Mr. Green said the issue is the easement situation and the board cannot make a decision on the application. Mr. Emma stated that JCP&L could say they need to take it down; the applicant said is not looking to build. Mr. Sobieski asked if he could move the garage close to the front of the house? The applicant said the back door is right there. Mr. Green said the board has no authority due to the easement. The applicant stated he had permits for both the pool and deck. Mr. Sobieski said what the board is deciding is a variance and if it will impact neighbors and that he is showing burden of proof. Mr. Green said he needs to talk to JCP&L; the applicant stated the house, pool and deck were all on the easement.**

**8:30 PM - Mr. Green made a motion for a 5-minute recess.**

**8:35 PM – Mr. Green called the meeting back to order**

**Mr. Sobieski explained that JCP&L is a separate situation from permits and suggested that the application carry over the application at least 30 days after JCP&L approval is received. Mr. Green said it could be scheduled for the June 26th meeting he could call the office and let the Zoning office know. Mr. Sobieski stated there will be no further notice. Mr. Emma asked if the application is received can it technically be approved; Mr. Sobieski said this is for outside agency approval.**

**It was suggested that this application be held over to the July 24, 2024 meeting the same as the previous application on Campbell Drive which also needs JCP&L approval.**

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**MEMORIALIZATION OF RESOLUTIONS**

**#24-02 Paul Syslo 124 Dolan Street**

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mr. Emma, Mr. Castlegrant, Mrs. Gottstine, Mr. Bella,**

**Ms. Gisondi**

**#24-03 John/Joanna DeMild 2 William Street**

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

**Yes: Mr. Green, Mr. Kuczynski, Mr. Esposito, Mr. Emma, Mr. Castlegrant, Mrs. Gottstine, Mr. Bella,**

**Ms. Gisondi**

**PUBLIC**

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

**ACCEPTANCE OF MINUTES**

# Mr. Green asked for motion to approve and accept the minutes of the Regular meeting of April 24, 2024.

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

**ADJOURNMENT**

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

**Respectfully submitted,**

**Joan M. Kemble**