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Bound Brook Board of Adjustment

Reorganization Meeting - January 5, 1984

The reorganization meeting of the Bound Brook Board of Adjustment was called to order by Board member Richard Schindler, on January 5, 1984 at 8:10 p.m., at the Borough Hall, 110 Hamilton Street, Bound Brook, N.J..

Mr. Schindelar stated that this meeting is being held in compliance with the "Open Public Meetings Law," in that requirements of the Law have been met by the Annual Meeting Notice having been posted in the Municipal Building, filed with the Municipal Clerk and forwarded to the Bound Brook Chronicle, the Home News and the Courier-News in January 1983.

Roll call revealed the following members present: Richard Schindelar, Theresa Prokop, Isidoro Garcia, Frank Juliano, Joseph Yarashas, Vincent Morano, Cynthia Gabrielski & Ron Fasanello. Also present were Board Attorney Michael Rodgers and Director of Inspections Al Fischetti, Jr...

Mr. Schindelar announced that the first order of business would be the reorganization of the Board for 1984.

Richard Schindelar moved to nominate Theresa Prokop as Chairman, seconded by Frank Juliano. Unanimously carried.

Isidoro Garcia moved to nominate Walter Chersack as Vice-Chairman, seconded by Frank Juliano. Unanimously carried.

Richard Schindelar moved to nominate Frank Juliano as Secretary, seconded by Isidoro Garcia. Unanimously carried.

All nominations were elected unanimously.

Officers for the Board for ensuing year 1984 are as follows:

- |               |                   |
|---------------|-------------------|
| Chairman      | - Theresa Prokop  |
| Vice Chairman | - Walter Chersack |
| Secretary     | - Frank Juliano   |

It was then moved by Richard Schindelar and seconded by Frank Juliano that Joanne Awtry be reappointed to fulfill the duties as recording secretary. And that Michael Rodgers, Esq. be appointed as Attorney to the Board for 1984.

The meeting dates were read. Joseph Yarashas made a motion to accept the list of dates, seconded by Frank Juliano.

By-Laws: Richard Schindelar moved to adopt the By-Laws, seconded by Isidoro Garcia.

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Ms Prokop took over meeting at this time.

Next order of business are the public hearings on agenda.

Application for Major Subdivision with Use and Bulk Variances from Gilly's Maintenance Service, Inc., Evergreen and High Streets, Block 40, Lot 1.

Mr. Gilly's Attorney, Robert Johnson came forward.

Mr. Johnson presented the application to the board.

Mr. Johnson noted that there is a one story dwelling facing Evergreen and a three story dwelling also on the lot.

Mr. Gilly proposes to create 2 new lots and enlarge an existing lot.

Mr. Gilly came forward, he was sworn in by Board Attorney Michael Rodgers.

Ms. Prokop asked Mr. Gilly about the 14 unit dwelling. Wanted to know how long its been in existance. Mr. Gilly stated that its been in existance between 14 and 16 years. Pre dates Borough Ordinances.

There is an eight car garage on property it's used for storage. Cars park in front of the garage.

The proposed new lots are going to his children.

Plan at present is to build one family dwellings on lots in the future.

Mr. Gilly stated ther is sufficiant parking for tenants of the 14 unit dwelling on the lot.

Ms. Prokop asked about parking for new proposed lot on Evergreen.

There is a dumpster on that lot at present. Mr. Gilly said the dumpster would be removed to make room for parking.

The Lot where 20 feet will be added does not need a retaining wall.

Reports from the Borough Engineer and the Planner were read by Ms. Prokop. (Copies attached)

At this time Ms. Prokop opened meeting to the public.

Mrs. Nash of 319 Evergreen Avenue came forward. She asked if Mr. Gilly was going to build one or two family dwellings.

Mr. Johnson stated that the applicant is allowed to build either a one or a two family dwelling on the lots. Applicant will comply with the Borough Ordinances.

George Goodman of 325 Evergreen Avenue asked when Evergreen Ave. was re zoned for 2 family. It was noted that R-3 zone line moved 4 years ago. R-4 zone on south side of Evergreen.

Mr. Goodwin of 263 West High Street had no objections to the proposed subdivisions.

Public portion closed.

It was noted that at present time no new construction will be done.

Richard Schindelar moved to approve variance and subdivision, waive

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preliminary and final site plans, applicant to file deed descriptions, seconded by Isidoro Garcia.

Roll call vote taken:

Richard Schindelar	- yes	Frank Juliano	- yes
Theresa Prokop	- yes	Joseph Yarashas	- yes
Isidoro Garcia	- yes	Vincent Morano	- yes
Walter Chersack	- absent	Cynthia Gabrielski	- yes

7 yes votes. Passed.

Application for Use Variance from Kurtzman Business Forms Inc., 152 Vosseller Avenue, Block 21, Lot 1.

Property located in the R-4 Zone.

Applicant wants to add to existing building a 2 story unit on side and add to rear of building a 1 story unit.

In 1979 applicant came before the board, had a vacant building. It was used as a carpet retail sales store. He got a use variance to convert to warehouse use.

Allen Wohl Esq. will represent Mr. Aaron Kurtzman.

The applicant wants to enlarge a non-conforming use. Requesting a use and bulk variance and also site plan.

Mr. Kurtzman came forward and was sworn in.

Property located at 152 Vosseller Avenue. Mr. Kurtzman stated that there are 4 employees full time and 2 part time employees. He buys and ships office forms. They do store some forms for customers. Goods are delivered by truck.

Existing is a 1 story building.

Addition will cut parking to 9 stalls. He needs only 7 parking spaces. He needs more room for inventory, will not need more help.

Ms. Prokop read reports from the Borough Engineer and the Planner. (copies attached)

Ms. Prokop stated that no final decision will be made tonight by the board, waiting for the County Planning Board report.

Mr. Wohl asked board to hear application and rule, if possible, with condition as per the County Planning Board findings.

Mr. Kurtzman noted that there are 2 schools, 2 social halls and a church near his property. The neighborhood has not changed since 1979. He has a commercial facility which cannot be changed to residential.

Frank Juliano asked about the size of the delivery trucks.

Mr. Kurtzman noted that they are tractor trailers about 40 feet long. He would request that the companies send smaller trucks.

The existing building is brick and the proposed additions would also be brick.

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This zone does permit 2 1/2 story high buildings.  
The new building would be 24 feet high.

Opened hearing to the public.

Mary Gallo of 212 West S-cond Street came forward. She objects to the tractor trailers coming into Second St.. The trucks stay an hour or more with the motors running.

Joseph Melesurgo of 142 Vosseller Avenue came forward. He stated that the new building will be along side of his house. Feels it would be too close.

John Marshall of 214 West Second Street felt that the increase size of the building would increase the orders and that would mean more truck traffic. Bad corner with the 2 schools and the other two corners.

Public portion closed.

Mr. Kurtzman noted that he is doubling the size of the building but not his staff. Doesnot need larger trucks.

A motion was made by Richard Schindelar that the entire application be tabled until the Board gets County Planning Board report. Board of Adjustment to submit application to the Planning Board for their input and have Planning Board reports by February 2, 1984 meeting, seconded by Isidoro Garcia.

Roll call vote taken to table application.

Richard Schindelar	- yes	Frank Juliano	- yes
Theresa Prokop	- yes	Joseph Yarashas	- yes
Isidoro Garcia	- yes	Vincent Morano	-yes
Walter Chersack	- absent	Cynthia Gabrielski	- yes

7 yes votes. Motion passed

Application for Preliminary and Final Site Plan with Variances for Lloyd Davis, 101 East Union Avenue, Block 78, Lot 4-A.

Dr. Davis and his Attorney, Raymond Trombadore came forward. Mr. Clyde Fisk, civil engineer also came forward. He prepared the site plan. He also prepared the plan for Josephine Jannuzzi, same property, for subdivision of property which was approved.

Applicant wants to use stone for driveway, instead of blacktop and railroad ties for bumpers and not concrete. Trying to keep up the use and appearance of property. Stone would not create a drainage problem and they could keep trees on the property. Board at previous meeting felt applicant should preserve the trees on the property.

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If board tonight denies variance they will have to remove trees. It was noted that the stones absorb water and run off is slower.

Applicant will add 3 lights, to be mounted on structure. They will be covered so as not to shine on the neighboring properties.

Reports from the Borough Engineer, Planner and County Planning Board were read. (copies attached)  
Applicant would like to put up a living hedge instead of putting up a fence.

Opened to the public

Dr. Crystal of 6 East Union Avenue came forward. He would like to see site remain as it is, without the paved parking lot.

Peter Hunt of 17 East Union Avenue came forward. Stated he would prefer applicant use stone on parking lot.

Public portion closed.

Mr. Garcia asked about the width of the driveway (18 feet), can two cars safely go through in opposite directions.  
No problem.

A sign permit will have to be issued. Sign will conform to Borough Ordinances.

Dr. Davis was sworn in. He stated that the lights on structure would be on during his office hours, 9:30 pm to 10:00pm..

Frank Juliano moved to grant preliminary and final site plan to applicant with condition of adding bumper guards along west side as per Borough Engineer, seconded by Vincent Morano.

Roll call vote taken:

Richard Schindelar	- abstained	Joseph Yarashas	- yes
Theresa Prokop	- yes	Vincent Morano	- yes
Isidoro Garcia	- yes	Cynthia Gabrielski	- yes
Walter Chersack	- absent		
Frank Juliano	- yes		

6 yes votes. Passed

At this time Frank Juliano stepped down.

Application for Site Plan - Use Variance for Frank Juliano - 528 West Union Avenue, Block 59, Lot 5.

Mr. Juliano came forward and was sworn in. He recently was granted a variance to add a store to this location.

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His builder felt it would be to his advantage and the beautification of property to add another apartment on the second floor.

The cleaners next to his property has given to him in writing permission to park in back of his lot if needed. There will be 3 apartments on the second floor, 1200 sq. ft. each.

Reports were read from the Borough Engineer and the Planner. (copies attached)

Mr. Juliano stated that the garbage cans can be placed in back of the stores. the cans can be carried out from the back through the stores to front of property. Parking would not be a problem.

No questions from public.

Richard Schindelar moved to approve application as submitted, seconded by Vincent Morano.


Roll call vote taken:

Richard Schindelar	- yes	Joseph Yarashas	- yes
Theresa Prokop	- yes	Vincent Morano	- yes
Isidoro Garcia	- yes	Cynthia Gabrielski	- yes
Walter Chersack	- absent	Ron Fasanello	- yes

7 yes votes. Passed

There being nothing further to come before the Board a motion was made and seconded to adjourn the meeting. Meeting adjourned at 11:45 pm..

Respectfully submitted,

  
Joanne Awtry  
Recording Secretary