

ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC LAW 1975 AND BY RESOLUTION 2004-8, WITH THE REQUEST OF THE HOME NEWS AND TRIBUNE AND THE SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES OF THIS MEETING.

A meeting of the Zoning Board of Adjustments was held on October 25, 2011, commencing at 7:30 PM in the Criminal Justice Building 61 Main St., South River, NJ.

Present were, Mr. Andre, Mr. Bodak, Mr. Ciulla, Mr. Clifton, Mr. DeMonico, Mr. Hranowski, Mr. O'Grady and Mr. Scala.

Absent was, Mr. Clancy.

Also present was Mr. Bletcher from Bignell Planning, Mr. Kinneally the Board Attorney and Mr. Lee from CME.

The minutes from September 27, 2011 was approved on a motion by Mr. Ciulla with a second by Mr. Andre, all present approved.

There was no correspondence.

COMPLETENESS:

2011-21 Soares, 42 Wilcox Ave. for 5 Marks Place, Block 158, Lot 28, rebuild garage after it collapsed was moved to be held over to the January 31, 2012 meeting on a motion by Mr. Bodak with a second by Mr. Andre, all present approved.

2011-18 Pacheco, Manuel, 32 Levinson Ave., Block 301, Lot 11.1 to allow the addition within side yard setback on rear of house and addition to garage to remain was moved for a public hearing on November 29, 2011 commencing at 7:35 or soon thereafter as called, on a motion by Mr. Ciulla with a second by Mr. Bodak, all present approved.

2011-22 Edwards, Lee and Sharon, 140 Kamm Ave., Block 354.6m Kit 6 expand driveway and apron was moved for a public hearing to be held on November 29, 2011, commencing at 7:40 or soon thereafter as called on a motion by Mr. Bodak with a second by Mr. Scala, all present approved.

2011-23 Hussain, Muhammad, 82 Willett Ave., Block 260, Lot7, structurally alter building and add overhead door for loading and unloading was deemed incomplete on a motion by Mr. Andre with a second by Mr. Scala, all present approved.

RESOLUTION(S):

**MEMORIALIZING RESOLUTION
FOR
SOUTH RIVER ZONING BOARD OF ADJUSTMENT**

**ZB 2011-16
JOSE & CELIA GONCALVES**

WHEREAS, Jose & Celia Goncalves, hereinafter referred to as the Applicants, have applied to the Zoning Board of Adjustment of South River for bulk variances from Sections 350-8(G)(3)-Attachment II to install an 18' wide concrete driveway in the front

and side yard setback at the existing single family residence on the premises known as Block 272, Lot 6, otherwise known as 79 Division Street, South River, New Jersey; and

WHEREAS, the Applicant has complied with all jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, a public hearing was held by the Zoning Board on September 27, 2011, and

WHEREAS, the Board has made the following findings of fact:

1. Applicants Jose & Celia Goncalves have filed an application for bulk variances to install an 18' wide concrete driveway in the front and side yard setback at the existing single family residence on the premises known as Block 272, Lot 6, otherwise known as 79 Division Street in South River, New Jersey.

2. Adequate notice was provided and the Board has jurisdiction to hear this application.

3. The proposed driveway needs a variance for location within the front and side yard setback.

4. The Applicant agreed to direct driveway stormwater runoff underground toward the street to ensure that no increased drainage occurs toward the neighbors' property.

5. The proposed driveway location has been used as a driveway in the past and the proposed concrete driveway would be an improvement.

6. The Applicants have removed a rear patio so that the addition of this concrete driveway does not violate the limit on impervious coverage.

7. There was no opposition by any of the surrounding neighbors.

Based upon the foregoing findings of fact, the Board has arrived at the following legal conclusions:

1. The granting of the requested bulk variances would advance both the goals of the Borough's Master Plan and the purposes of the Land Development

Ordinance for the Borough and the benefits derived from granting the bulk variances substantially outweigh any detriment resulting from the granting of these variances.

2. The bulk variance relief requested by the Applicant will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance and there is no detrimental impact to the neighborhood in granting this relief.

NOW, THEREFORE BE IT RESOLVED by the South River Board of Adjustment that the Application of Applicants Jose & Celia Goncalves for bulk variances from Section 350-8(G)(3)—Attachment II to allow the installation of an 18' wide concrete driveway in the front and side yard setback be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

NOW, THEREFORE, BE IT FURTHER RESOLVED that approval of the aforementioned variance is conditioned upon the following:

1. Applicant shall pay to the appropriate Borough officials all review fees and escrow funds certified to be due by the Board secretary to compensate for review of Applicant's plans as well as professional services. No building permits or certificates of occupancy shall be issued nor final plans signed by Borough officials until all such fees and escrow funds have been received and notice of same filed with the appropriate code official of the Borough.

2. Applicant shall obtain all required inspections, permits and approvals.

3. All stormwater runoff from the roof leaders at the front of the house shall be piped underground to the street.

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Borough of South River Zoning Board of Adjustment be a true copy shall be afforded to the Applicant herein, the Zoning Officer of the Borough of South River, and to the Clerk of the Borough of South River, who is hereby directed to cause same to be published in an official newspaper in the Borough of South River within ten (10) days from the date hereof.

ZB 2011-16

The foregoing Resolution was:

Moved by: Mr. Bodak

Seconded by: Mr. Andre

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak	X			
Mr. Tony Ciulla	X			
Mr. Michael Clancy				X
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady	X			
Mr. John Scala	X			
ALTERNATES				
Mr. Trony Clifton	X			
Mr. Joseph Hranowski	X			

ZB 2011-16

The foregoing Resolution was:

Moved by: Mr. Andre

Seconded by: Mr. Scala

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak	X			
Mr. Tony Ciulla	X			
Mr. Michael Clancy				
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady	X			
Mr. John Scala	X			
ALTERNATES				
Mr. Trony Clifton	X			
Mr. Joseph Hranowski	X			

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED AT THE BOROUGH OF SOUTH RIVER ZONING BOARD OF ADJUSTMENT AT MEETING HELD ON OCTOBER 25, 2011.

M. Anita Hermstedt, Secretary

PUBLIC HEARING:

2011-20 Novak, Elizabeth, 10 Wilcox Ave., block 121, Lot 6, enlarge driveway install a rear yard patio and place pavers in the public right of way. Ms. Novak the Applicant spoke about what she wanted to do. Mr. Bodak said that he was there over the weekend and is really concerned about the water run off along the side of the garage.