

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.

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A meeting of the Zoning Board of Adjustments was held on March 27, 2012, 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. Clancy, Mr. DeMonico, Mr. O'Grady and Mr. Scala.

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

The Minutes from February 28, 2012 were approved on a motion by Mr. Bodak with a second by Mr. Andre, all present approved.

There was no correspondence

COMPLETENESS:

2012-8 Reinhard, Kurt, 43 Mercer St., Block 251.11, Lot 34, hot tub and concrete pad in 5' side yard setback was deemed complete on a motion by Mr. Ciulla for a public hearing on April 24, 2012 commencing at 7:35 or soon thereafter as called.

RESOLUTIONS:

Full reading of the Resolutions were waived on a motion by Mr. Andre, with a second by Mr. Scala, all present approved.

2011-5 Denial, Tucker, Haranjit, 57 Reid St., Block 90, Lot 29.1 Site plan, use and bulk variance, roll call to follow.

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

**ZB 2011-15  
CHARANJIT TUCKER**

**WHEREAS**, Charanjit Tucker, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for Use and Bulk variances, and for site plan approval, from South River Ordinances to expand the hours of operation of the existing gasoline station, add a convenience store, sell/exchange propane tanks and add a façade awning on the premises known as Block 90, Lot 29.1, otherwise known as 57 Reid Street, South River, New Jersey; and

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

**WHEREAS**, public hearings were held by the Zoning Board on January 31 and February 28, 2012, and

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

1. Applicant Charanjit Tucker has filed an application for Use and Bulk variances, and for Site Plan approval to permit the expansion of hours of the gas station, add a convenience store, add the sale/exchange of propane tanks and add a façade awning on the premises known as Block 90, Lot 29.1, otherwise known as 57 Reid Street in South River, New Jersey.

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

3. This property was the subject of a prior Zoning Board application in which the Zoning Board ruled that the gasoline station was a pre-existing non-conforming use. In connection with that Application, the Zoning Board limited the hours of operation to the hours of operation of the service station that had previously been operated on this site.

4. The Applicant in this matter requested an expansion of the hours of operation to improve his business and to serve the community. No proof was offered by the Applicant that the gasoline station that had previously been operated on this site had operated at hours consistent with those requested by the Applicant. The Zoning Board concluded that the Applicant had not offered evidence sufficient to grant this request.

5. During the first public hearing, the Applicant testified regarding the Application; at the conclusion of the hearing, the Zoning Board advised the Applicant that testimony was required to justify the Use Variance and details and testimony were necessary to address the site plan issues.

6. At the February 28, 2012 public hearing, the Applicant offered the testimony of Joseph Beam, P. E. who offered testimony relating to site plan issues.

7. During the February 28, 2012 public hearing, several issues arose that

required additional information to address the site plan, such as Police Department comment on whether the site plan, as proposed, affected the traffic patterns on Reid Street. In addition, the Applicant still had not offered any planning testimony that would justify the requested "D" variance.

8. The Zoning Board sought to continue the matter to the March meeting; however the Applicant refused and said that he would not return to another meeting.

9. Since the statutory time period for the Board to act on the matter was expiring, and the Applicant refused to consent to an adjournment and supply additional information, the Zoning Board was required to vote on the Application.

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

1. The Applicant failed to offer evidence to justify expanding the hours of operation of the gasoline station.

2. The Applicant failed to offer any planning testimony to justify "D" variance relief.

3. The Applicant failed to offer evidence to address site plan issues to the satisfaction of the Zoning Board and the Zoning Board professionals.

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Charanjit Tucker for a Use Variance, Bulk variances, and for site plan approval be and hereby is denied in accordance with the findings of fact and conclusions of law rendered above.

**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.

**The foregoing Resolution was:**

**Moved by: Mr. Ciulla**

**Seconded by: Mr. Clancy**

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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	X			
Mr. Joseph Hranowski				X

**ZB 2011-15**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Ciulla**

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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	X			
Mr. Joseph Hranowski				

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 MARCH 27, 2012.

2011-24 Approval, Morcos, Nabil, 16 Whitehead Ave., Block 292, Lot 4, to have a driveway in front of 16 Whitehead Ave., was approved on a motion by Mr. Bodak with a second by Mr. Ciulla, roll call to follow.

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

**ZB 2011-24  
NABIL MORCOS**

**WHEREAS**, Nabil Morcos, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for Bulk variances from South River Ordinances to install a driveway in front of the house on the premises known as Block 292, Lot 4, otherwise known as 16 Whitehead Avenue, 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 February 28, 2012, and

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

1. Applicant Nabil Morcos has filed an application for Bulk variances to permit a driveway in the front yard on the premises known as Block 292, Lot 4, otherwise known as 16 Whitehead Avenue in South River, New Jersey.
2. Adequate notice was provided and the Board has jurisdiction to hear this application.
3. Currently, this property has no driveway at all; off-street parking is desirable since on-street parking is limited.
4. The Applicant in this matter is limited in the size of the proposed driveway due to the irregular shape of his property, specifically the front yard.
5. No members of the public appeared to oppose this application.

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 goal's of the Borough's Master Plan and the purpose of the Land Development Ordinances 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 surrounding neighborhood in granting this relief.

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Nabil Morcos for Bulk variances to construct a driveway in the front yard be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

**BE IT FURTHER RESOLVED** that this approval is specifically 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 the 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. Applicant shall pitch the driveway to the street and ensure that drainage does not flow onto his neighbor's property.

4. The driveway shall not extend beyond the existing stairwell.

5. Applicant shall obtain approval from the Middlesex County Planning Board, since Whitehead Avenue is a County Road.

**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 2011-24**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Ciulla**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	X			
				X

**ZB 2011-24**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Ciulla**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	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 MARCH 27, 2012.

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**M. ANITA HERMSTEDT, SECRETARY**

2012-4 Approval, Volvosky, Yefim for 284 South Whithead Ave., to run a dance studio, roll call to follow.

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

**ZB 2012-2  
YEFIM VOLVOSKY**

**WHEREAS**, Yefim Volvosky, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for a Use Variance, Bulk Variances and Signage Variances, and for a Waiver of Site Plan, from South River Ordinances to operate a ballroom dancing studio/business on the premises known as Block 354, Lot 1.2, otherwise known as 284 South Whitehead Avenue, 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 February 28, 2012, and

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

1. Applicant Yefim Volvosky has filed an application for a Use Variance, Bulk Variances, Sign Variance and a Waiver of Site Plan to operate a ballroom dancing studio/business on the premises known as Block 354, Lot 1.2, otherwise known as 284 South Whitehead Avenue in South River, New Jersey.

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

3. The subject property is the site of the Belarusian St. Euphrosynia Church; the Applicant proposes to operate a ballroom dancing studio in the existing social hall building.

4. The proposed hours of operation are 5 pm to 9 pm, Monday through

Friday and 10 am to 4 pm on Sunday; these hours may vary if the Church needs the social hall.

5. While a for profit dance studio is not an accessory to the church use, the dance studio is similar to, and less intense than, some of the existing accessory uses; for example, the social hall is currently used for parties and wedding receptions.

6. The social hall is particularly suited to the proposed use due to the large hardwood floor and the lack of ceiling columns. The floor can accommodate a maximum of approximately 40 individuals at any given time.

7. The proposed use involves no changes to the exterior of the buildings; therefore the Zoning Board can grant a waiver of site plan.

8. This application proposes 3 signs: a) a 9 square foot sign attached above the existing Belarus-American Center monument sign; b) a 9 square foot sign at the southeast corner of the building; and c) a 3 square foot façade sign on the entrance door.

9. The signs are required for site identification for those trying to find the dance studio.

10. No members of the public appeared to oppose this application.

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

1. The granting of the requested Use variance, bulk variances, sign variances would advance both the goal's of the Borough's Master Plan and the purpose of the Land Development Ordinances 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 Use Variance, Bulk variance and Signage 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 surrounding neighborhood in granting this relief.

3. Due to the fact that no exterior building alterations are proposed, a waiver of site plan can be granted

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Yefim Volvosky for a Use Variance, Bulk Variances Signage Variances and a waiver of Site Plan to operate a ballroom dance studio/business be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

**BE IT FURTHER RESOLVED** that this approval is specifically 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 the 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. No ballroom dance competitions are permitted.

4. No signs are permitted to be closer to the pavement than the existing Belarus-American Center monument sign.

5. The letters on the signs must be smaller than the letters on the Belarus American Center monument sign.

**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.

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Ciulla**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	X			
				X

**ZB 2012 -2**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Ciulla**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	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 MARCH 27, 2012.

**M. ANITA HERMSTEDT, SECRETARY**

2012-1 Approval, Harris, Sonja, 7 Terry Ave., Block 3, Lot 363.6 replace and enlarge driveway and apron, roll call to follow.

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

**ZB 2012-1  
SONJA HARRIS**

**WHEREAS**, Sonja Harris, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for Bulk variances from South River Ordinances to replace and enlarge a driveway and apron in front of the house on the premises known as Block 3, Lot 363.6, otherwise known as 7 Terry Avenue, 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 February 28, 2012, and

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

1. Applicant Sonja Harris has filed an application for Bulk variances to permit the replacement and enlargement of a driveway and apron on the premises known as Block 3, Lot 363.6, otherwise known as 7 Terry Avenue in South River, New Jersey.
2. Adequate notice was provided and the Board has jurisdiction to hear this application.
3. The Applicant proposes enlargement of the driveway and apron to accommodate two cars instead of the one that currently exists.
4. The Applicant proposes a concrete driveway.
5. No members of the public appeared to oppose this application.

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 goal's of the Borough's Master Plan and the purpose of the Land Development Ordinances 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 surrounding neighborhood in granting this relief.

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Sonja Harris for Bulk variances to replace and enlarge a driveway and apron to accommodate two cars be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

**BE IT FURTHER RESOLVED** that this approval is specifically 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 the 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

**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 2012-1**

**The foregoing Resolution was:**

**Moved by: Mr. Ciulla**

**Seconded by: Mr. Scala**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	X			
				X

**ZB 2012-1**

The foregoing Resolution was:

Moved by: Mr. Bodak

Seconded by: Mr. Ciulla

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			
<b>ALTERNATES</b>				
Mr. Trony Clifton	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 MARCH 27, 2012.

**M. ANITA HERMSTEDT, SECRETARY**

PUBLIC HEARING:

2012-5 Matos, Joao, & Elena, for 5 Park Ave., remove existing two family home and rebuild, Block 123, Lot 17, Mr. Andre left the dais, for this application and 2012 7, he is related to both individuals. The Board Attorney swore in Ms. Elena Matos and she said they need to remove the home because it is not in a safe condition and that the home they intend to build will have a larger foundation, they need a variance for front yard set back. Mr. Ciulla made a motion to have CME and Bignell's report from 3-22-12 to be made a part of the minutes. Mr. Joe Hyland the architect was sworn in by the Boards Attorney for his testimony, he stated that the foundation would be thirty feet large then the existing house, and that it is located in a R75 zone and that it is an existing two family, there will be two entrances, one on Birchwood and the other on Park

Ave. The structure will have two bedrooms and an open loft over the garage both apartment will be the same. The structure will have vinyl siding with asphalt shingles on the roof. The lotfts which will be considered offices can also be used as bedrooms, there will be no basement below the garage, and the garage is on a slab. Mr. Ciulla questioned whether the basement playroom will ever be used as another living quarters and was told no. The Plan Report states that they need a use variance and a bulk variance, and that it is an existing use, with a undersized lot they need a hardship variance, they are also over in impervious coverage. Mr. Ciulla questioned Mr. Hyland about the windows in the cellar, which are just standard window, the basement which has only one way out, would it be possible to make the windows bigger in case of a fire that they would be able to exit the structure, Mr. Hyland said there was enough room to do this and he would do so.

Mr. Joe Buni, 18 Kendall Road, Kendall Park, NJ was sworn in by the Board Attorney as the Engineer on the project, stating that the set back issues are existing and that the driveway will be Belgium Block. They talked to the Board about only having one handicap ramp instead of two, being as this is a corner lot, also the utility pole they would like moved, they will have to talk to the Borough regarding this problem. Mr. Lee went over CME's report, and asked for a soil boring for the basement and a better set of plans so as they are readable., there also a fence on the plans which they do not intend to keep they will put up a new vinyl. There will be no kitchen or bedroom in the basement the Applicant intends to use this as a playroom and storage. Mr. Lauritsen spoke about the home stating that it would cost more to recondition then to destroy. Mr. Bodak asked whether there will be one owner or two and was told only one owner. Mr. DeMonico opened this Application to the public, hearing none it was closed on a motion by Mr. Ciulla with a second by Mr. Bodak, all present approved. Mr. Ciulla has no more questions but would like to carry this Application over to the April 24, 2012 meeting so as to have new plans to be able to see new windows, it was seconded by Mr. Bodak all sitting on the dais approved.

2012-7 Andre, Eddie, 29 Terry Ave., Block 363.10, Lot 3, variance for side yard addition to home. Mr. Andre was sworn in by the Board's Attorney and spoke on behalf of his Application stating that he would like to add on to the right side of the house, his family has grown and they need more living space. He would also like to add on to the garage to get the cars off the street. Mr. Hyland the architect for the Applicant got up to speak, he has outlined all the coverage, they are in compliance with impervious coverage and the existing garage is very small, and they would like to be able to get another can in. The variance is for the garage. The front porch is not in compliance and they need a variance for that also. Mr. Ciulla questioned Mr. Hyland whether they can get to 5' on the side yard and Mr. Hyland said no way, they would not be able to get another car in the garage Drainage would be out the Street. There were no comments from Mr. Bletcher. Mr. DeMonico opened this Application to the public, hearing none it was closed on a motion by Mr. Bodak with a second by Mr. Ciulla, all present approved. Mr. Bodak moved this Application for approval with a second by Mr. Ciulla, all sitting on the dais approved.

Mr. Andre returned to the dais.

2012-3 Rei, Joao, C., 10 Mercer St., Block 251, Lot 23 enlarge driveway and apron, Ms.. Rei spoke on behalf of this Application stating that they would like to enlarge the driveway and apron, stating the new width of the driveway would be 19'9" Mr. DeMonico question the applicant if this was already done and she answered yes it was and he asked what kind of business her husband was in and was told construction. He asked whether or not he knew he had to get permits? Ms. Rei said that the driveway was with Belgium Block, Mr. Lauritsen said that everything is conforming. Mr. DeMonico opened this Application to the public hearing none it was closed on a motion by Mr. Ciulla with a second by Mr. Bodak, all in favor. Mr. Ciulla questioned that there was a deck on the plans, Mr. Lauritsen said that the deck was removed. Mr. Ciulla moved for approval of this Application with a second by Mr. Andre, all approved.

2012-6 Karris, Janet, 3 Colfax St., Block 129, Lot 6 bulk variance for side yard setback and lot coverage for a deck extending to the end of the side of the home. Ms. Karris son in law spoke for the Applicant. Stated that the deck was built approximately 20 years ago and that they never got permits. They need a variance for a side yard , to accommodate the deck and coverage. He

presented two pictures to the Board which were marked as A1 & A2. Mr. DeMonico opened this Application to the public hearing none it was closed on a motion by Mr. Bodak with a second by Mr. Ciulla, all in favor. Mr. Bodak made a motion for Approval of this Application with a second by Mr. Andre, all in favor.

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 was moved to the April 24, 2012 meeting on a motion by Mr. Andre with a second by Mr. Clancy, all in favor. Mr. DeMonico requested that the Secretary send a letter to Ms. Novak informing her that if she does not show up for this meeting her Application will be denied incomplete without prejudice.

2011-24 Soares, Rosa, 5 Marks Place to rebuild garage after collapse, Block 158, Lot 28 was moved to the April 24 2012 meeting on a motion by Mr. Andre with a second by Mr. Clancy all in favor.

BILLS:

The bill for the home news was moved for payment on a motion by Mr. Bodak with a second by Mr. Scala all approved.

OPEN TO THE PUBLIC

The meeting was open to the public hearing none it was closed on a motion by Mr. Andre with a second by Mr. Clancy all approved.

Mr. Bletcher spoke to the Board about giving a demonstration regarding some of the new Ordinances that the Borough passed that have to do with Zoning, the Board approved.

Ms. Hermstedt informed the Board that she will be going on vacation and that they will be receiving their packets early and that they will have only one new completeness and two public hearings,

The next meeting will be April 24, 2012.

The meeting was adjourned on a motion by Mr. Andre with a second by Mr. Scala, all in favor.

Respectfully submitted,

M. Anita Hermstedt, secretary