

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 September 25, 2012, commencing at 7:30 PM in the Criminal Justice Building 61 Main St., South River, NJ.

Present were, Mr. Bodak, Mr. Ciulla, Mr. Clancy, Mr. Clifton, Mr. DeMonico and Mr. O'Grady.

Also present were Mr. Andre, Mr. Clancy, Mr. Clifton, Mr. DeMonico and Mr. O'Grady.

Absent were Mr. Bodak, Mr. Ciulla and Mr. Scala.

The Minutes from August 28, 2012 were approved on a motion by Mr. Clancy with a second by Mr. Clifton, all present approved.

The correspondence a letter from the County of Middlesex on 570 Old Bridge Turnpike was received and filed on a motion by Mr. Andre with a second by Mr. O'Grady, all present approved.

2012-21 Dias, Norman, 518 Old Bridge Turnpike, Block 61, Lot 2.5 construct a two family semidetached dwelling in the R75 zone was deemed incomplete on a motion by Mr. Andre with a second by Mr. Clifton, all present approved.

2012-10 Teco, Ricardo, 1 Snapper Ave., Block 113, Lot 3, install a retaining wall, steps and paver patio and soil addition and grade alteration was deemed incomplete on a motion by Mr. Andre with a second by Mr. Clifton, all present agreed.

2012-25 Curry, Michelle & Marlene, 20 High St., Block 166, Lot 25.1 remove existing sunroom and replace same with a larger sunroom at the rear of the dwelling and reconfigure the layout of the sidewalk, was deemed complete on a motion by Mr. Andre for a public hearing on October 30, 2012 commencing at 7:30 or soon thereafter when called with a second by Mr. O'Grady, all present approved.

2012-23, Basza, Raymond and Donna, 28 Frandsen Ave., Block 363.3, Lot 15 adding porch, garage and sunroom, impervious coverage was deemed complete on a motion by Mr. Andre and a second by Mr. O'Grady for a public hearing on October 30, 2012, commencing at 7:35 or soon thereafter when called, all present approved.

2012-24 Murphy, John, 8 Lexington Ave., Block 214.1, Lot 13, for Garden Street to build a home on a vacant lot. Variance for front and rear yard setbacks was deemed complete on a motion by Mr. Andre with a second by Mr. O'Grady for a public hearing on October 30, 2012 commencing at 7:40 or soon thereafter when called, all present approved.

2012-22 Sabir, Ameer, 1 Beryl St., Block 129, Lot 9.1, variance for rear yard, side yard setbacks, for a constructed pool and accessory structure, and addition t to home was deemed complete on a motion by Mr. Andre with a second by Mr. Clifton for a public hearing to be held on October 30, 2012, commencing at 7:45 or soon thereafter when called, all present approved.

RESOLUTION:

2012-20 Carrasco, Jose and Clara, 28 Kathryn St., Block 296, Lot 2.4, to add a two-story addition to the rear of the existing home.

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

**ZB 2012-20  
JOSE & CLARA CARRASCO**

**WHEREAS**, Jose & Clara Carrasco, hereinafter referred to as the Applicants, have applied to the Zoning Board of Adjustment of South River for Bulk variances from South River Ordinances to add a two-story addition to the rear of the existing house on the premises known as Block 296, Lot 2.04, otherwise known as 28 Kathryn 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 August 28, 2012, and

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

1. Applicant Jose & Clara Carrasco have filed an application for Bulk variances to permit the construction of a two story addition to the rear of the existing house on the premises known as Block 296, Lot 2.01, otherwise known as 28 Kathryn Street in South River, New Jersey.

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

3. The Applicant proposes a two story addition that conforms to all of the setback requirements of the South River Ordinances.

4. The Applicant requires variance relief for the following pre-existing non-conformities: a) lot area (7,500 s.f. required; 5,334 s.f. exist); b) front setback (25' required; 19' exist); c) lot width (75' required; 53.34' exist); d) accessory side yard setback (5' required; 2.2' exist).

5. The Applicant agreed to direct stormwater run-off through underground piping to the street.

6. 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 this variance.

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 Jose & Clara Carrasco for Bulk variances to construct a two story addition to the rear of the existing house 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 direct stormwater runoff via underground piping to the street.

4. Applicant shall obtain the certification of the Tax Search Officer.

**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 2012-20**

**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			

**ZB 2012-20**

**The foregoing Resolution was:**

**Moved by: Mr. Clancy**

**Seconded by: Mr. O'Grady**

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 SEPTEMBER 25, 2012.

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**M. ANITA HERMSTEDT, SECRETARY**

2012-22 Lamoreaux, Jeffrey, 14 Sunset St., Block 219.1, Lot 7, to enlarge an existing driveway.

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

**ZB 2012-22  
JEFFREY LAMOREAUX**

**WHEREAS**, Jeffrey Lamoreaux, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for a Bulk variance from South River Ordinances to enlarge an existing driveway expansion on the premises known as Block 219.1, Lot 7, otherwise known as 14 Sunset 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 August 28, 2012, and

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

1. Applicant Jeffrey Lamoreaux has filed an application for a Bulk variance to permit the enlargement of an existing driveway on the premises known as Block 219.1, Lot 7, otherwise known as 14 Sunset Street in South River, New Jersey.

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

3. The Applicant proposes a driveway 16' wide by 60' deep; the driveway is proposed to be located up to the side property line, thus needing a variance.

4. The Ordinance requires a driveway to be setback 5' from the side property line; the Applicant has requested permission for a zero setback from the side property line.

5. The Applicant agreed to comply with the Ordinance requirements that the border of the driveway be curbed to ensure that the stormwater run-off will be kept off the adjoining neighbor's property.

6. 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 variance 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 variance substantially outweigh any detriment resulting from the granting of this variance.

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 Jeffrey Lamoreaux for a Bulk variances to widen the existing driveway 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. There shall be a border around the perimeter of the driveway as required by Ordinance.

**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 2012-22**

**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			

**ZB 2012-22**

**The foregoing Resolution was:**

**Moved by: Mr. Clancy**

**Seconded by: Mr. O'Grady**

<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 SEPTEMBER 25, 2012.

**M. ANITA HERMSTEDT, SECRETARY**

PUBLIC HEARING:

2012-19 Manukian, Oleg, `6 Mitchell Ave., for 136 Old Bridge Turnpike, Block 205, Lot 1 so the building can be used for commercial purposes downstairs and two residential apartments upstairs was held over on a motion by Mr. Andre and a second by Mr. Clancy all present approved.

BILLS:

The bills were ordered paid on a motion by Mr. Clancy with a second by Mr. O'Grady all present approved.