

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 March 26, 2013, commencing at 7 :30 PM in the Criminal Justice Building 61 Main St. South River, NJ

Present were, Mr. Almeida Mr. Bodak, Mr. Ciulla, Mr. Clifton, Mr. DeMonico, Mr. Giannakopoulos, Mr. O'Grady, and Mr. Scala.

Also present were Mr. Koch, CME, Mr. Bletcher, Bignell Planning Consultants and Mr. Kinneally, Attorney.

Absent was Mr. Clancy.

The Minutes from February 26, 2013 were approved on a motion by Mr. Ciulla with a second by Mr. Bodak, all present approved.

There was no correspondence.

COMPLETENESS:

2013-6 Curry, Michelle & Maylene, 20 High St., replace existing 4' high chain link with vinyl slats, with a 4' high solid vinyl fence in front yard and along property line at Grove St., on existing corner lot, was moved for completeness for a public hearing to be held on April 30, 2013 at 7:35 or soon thereafter when called on a motion by Mr. Ciulla with a second by Mr. Bodak, all present approved.

2012-27, Suchcicki, M & W., 7 Potter Place, Milltown, NJ for 12 Northside Ave., existing house has five units, not approved by the Borough of South River. Applicant did not show up the Secretary was told to send out a certified letter letting the Applicant know that if they did not come to the next meeting their Application would be denied without prejudice. This was moved on a motion by Mr. Ciulla with a second by Mr. Scala all present approved.

There were no Resolutions.

PUBLIC HEARING(S):

2012-21 Dias, Norman, 16 Alexander Court, for 518 Old Bridge Turnpike, Block 61, Lot 2.5, use variance to build a two family semi-detached dwelling in the R-75 zone. Mr. George Pressler an attorney spoke on behalf of the Applicant. He stated that it was a use variance to build a two family home in a R75 zone. He presented to the Board a deed dated April 5, 2012. DKND is the owner of the property. Mr. Dias said that after five years he acquired the Lot for his father and sister, stating that it was convenient to where they lived and that they could help take care of the Father. The plans that were submitted show rooms on the bottom floor which will be for his father and mother with the upstairs would be for his sister. Mr. Dias stated that the property would remain in the family.

Mr. Chadwick, 3176 Route 27, Kendall Park, NJ spoke on behalf of the Applicant stating that he was a planner, engineer and spoke in front of the Board last year. He described to the Board that it was a use variance and that the first paper shows an aerial view and that the yellow square is the property. R75 allows single family homes in the area, and the design is for an extended family use. Mr. Ciulla questioned the design stating that it was for a two apartment one down stairs and two upstairs, also asking what kind of construction will be used. Mr. Doran, 26 Dundee Road Kendall Park spoke on behalf of the Applicant stating that there will be 1100 living space on the first floor, 1900 square feet on the second floor with nice size bedrooms. There will be a two car overhead garage door with a stucco and vents in the gable ends. There will be contrasting around the windows. There is no ADA requirements the father is still able to get around and mobile. Daniel D. 939 Ridgely Road, Monmouth Junction spoke on the application, Mr. Bodak spoke about the driveway Mr. D answered the driveway will be exiting forward, there will be a curb island where the cars will be able to get out correctly The width of the driveway curb will be 20' Mr. Bodak said to make sure it meets with the County requirements, which they said they would. Mr. DeMonico said as of right now there is no problem it is on a County Road and the Board wants to make sure the Applicant does not cause a hazard. Mr. Ciulla would like to know about the sidewalk in front of the house Mr. D. said that they would take care of the drainage and that the drainage will go towards the rear with the front going towards Old Bridge Turnpike. Mr. Dias said the adjoining homes are 10 to 25' away. Mr. DeMonico opened the meeting to the public. There being no one it was closed on a motion by Mr. Bodak with a second by Mr. Ciulla. Mr. Bletcher spoke on the report from Bignell stating that the home would be 8.2' from each yard. and they are asking for relief from the driveway. The site was not over 50% impervious coverage and there are two shade trees in the rear yard. The Attorney said that Mr. Koch's report they would do what ever was said on the report. Mr. Ciulla moved for approval of the application stating what needed to be addressed with a second by Mr. Bodak stating to add permission from the County, all present approved.

2012-10 Teco, Ricardo, 1 Snapper Ave., grade alteration, retaining wall, steps and paver patio, the Secretary was requested to send a letter with return receipt to the Applicant stating that he needed to get in touch with Bignell Consultants and send out his letters and put an ad in the Newspaper or he would be denied without prejudice at the next meeting.

2013-5 Mazzei, Craig 135 Willow St., for 22 Old Bridge Turnpike, Block 219, Lot 1.7, minor site plan review to permit an accessory structure on premises., Mr. Mazzei spoke on his Application stating that he needs a storage facility and that it is a pre fab. He has a shop and that it will be next to the shop and that it will be just for storage. Mr. Bletcher spoke that the Applicant is in a R100 single family zone and that he has an automotive repair, and what is there was approved. He is adding a storage to his site so he must amend his site plan that was graded in 2007. Mr. Ciulla asked if he will be storing oil or anything flammable, Mr. Mazzei said no he would not. Mr. DeMonico opened the meeting to the public hearing none it was closed on a motion by Mr. Bodak with a second by Mr. Ciulla. Mr. Bodak moved the application for approval with a second by Mr. Ciulla, all present approved.

2013-1 Pisco, Agostinho, 72 James St., Block 187, Lot 1 and 2, bulk variance for lot coverage, addition to structure attached to garage, pavers installed 5' yard setback and side yard. Deck and pergola in rear setback. Mr. Pisco spoke on his application stating he did some pergola, green house construction. Mr. Bletcher said the applicant is seeking an impervious coverage 75-79% coverage relief. Also he put up a fence and is looking for some clarification. One Plan shows an above ground pool and is there a pool. Mr. Pisco said there is an in ground pool. Mr. Pisco did

more he build an 18 x 16 pergola and put in the green house where here was suppose to be grass. Mr. Pisco stated that in front of the fence is grass. Mr. Ciulla made a motion to move this Application to the meeting of April 30<sup>th</sup> with a second by Mr. Bodak. Mr. Almeida asked if the fire pit is mobile. Mr. DeMonico asked the Applicant if it would be alright if they had an on site inspection and the applicant said it was fine with him. Mr. DeMonico opened this application to the public. Ms Marjana Dostanial of 68 James St., spoke against the Applicant stating that the height of the fence is way to high and would like to see it brought to the right height. Mr. DeMonico said that is why the Board is having an on site inspection. The Open to the Public was closed on a motion by Mr. Bodak with a second by Mr. Ciulla, all present approved.

2013-2 (2012-26), Matviyishyn, Yuriy, 14-15 Yates Ave., Block 275, Lot 2, waiver of site plan to increase the property by one unit and the ceiling heights do not meet the requirements of the Zoning Ordinance, Mr. Scala excused himself from the dais because he owns property within 200'. Mr. George Sokolovski 41 Dorchester Dr. East Brunswick, NJ spoke on behalf of the Applicant, because the applicant does not speak English well. He stated that the Applicant bought the house six years ago. Mr. Ciulla requested proof at that time that it was a two family. Mr. Sokolovski stated that there are three electric meters and two gas meters with a finished attic. He has come to the Board to legalize the property. There is no living space in the basement. There are two apartments on the second floor and then the attic. Mr. Lauritsen told the Applicant that it was illegal to have three family apt. There are five bathrooms, you walk upstairs with one set of stairs, and the one apartment on the top floor uses the attic. Mr. Bletcher talked to the Board stating that this is a use variance, three family with a site plan. Mr. Clifton asked how many people are living in this establishment and was told that there were five people living there, including the Applicant who lives on the first floor. Mr. Bodak asked if the one apartment was empty and was told yes it is. Mr. Koch told the Board that the driveway was gravel. Mr. Sokolovski, was asked how many parking places are located on the property and was told six spaces. Mr. Almeida asked how the driveway can handle six cars. Mr. DeMonico opened the meeting to the public, hearing none it was closed on a motion by Mr. Ciulla with a second by Mr. Bodak, all present approved. Mr. Koch spoke to the Board that the house looks like it was a two family and then added one asking for a waiver. Mr. Bodak said that he has questions and concerns we do not know what will be a bedroom and what is not. Something showing what is going to be set up is what the Board need. We would like to ask them to make it better and put the changes on it. The ceiling heights in the attic are not high enough. The Board would like to do an on site inspection and asked the Applicant if this would be alright with him and he answered yes that it was ok. This application was moved to the April 30, 2013 meeting. on a motion by Mr. Ciulla with a second by Mr. Bodak, all present approved.

The Meeting was open to the public hearing none it was closed on a motion by Mr. Ciulla with a second by Mr. Clifton, all present approved.

The meeting was adjourned on a motion by Mr. Bodak with a second by Mr. Clifton.

Respectfully submitted,

M. Anita Hermstedt, Secretary