

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 29, 2013, commencing at 7:30 PM in the Criminal Justice Building 61 Main St. South River, NJ

Present were: Mr. Almeida, Mr. Clancy, Mr. Clifton Mr. DeMonico, Mr. Giannakopoulos Mr. O'Grady and Mr. Scala.

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

Absent were Mr. Bodak and Mr. Ciulla

The Minutes from September 24, 2013 were approved on a motion by Mr. Scala with a second by Mr. Giannakopoulos, all present approved.

CORRESPONDENCE:

The correspondence from the County of Middlesex on Unlimited Self Storage, LLC and the resolution on Old Bridge Turnpike Commercial Park, were received and filed on a motion by Mr. Clancy with a second by Mr. Scala, all present approved.

COMPLETENESS(2)"

2013 -22, Barkalow, Joel & Colleen, 25 New St., Block 222, Lot 5 to allow 6' solid vinyl fence in front yard setback on Draeger Place to remain was approved for a public hearing for November 26, 2013 at 7:30 or soon thereafter when called on a motion by Mr. Clancy with a second by Mr. Giannakopoulos, all present approved.

2013-23, Superior Paralegal Services, Williams, Mary, 18 Monush St., Block 395, Lot 9 to have a home office in her home was approved for a public hearing to be held on November 26, 2013, commencing at 7:35 or soon thereafter when called on a motion by Mr. Clancy with a second by Mr. Clifton, all present approved.

2013-7, Gajjar, Sameera Doshi, 17 Main St., Block 152, Lot 1.1, waiver of site plan to change use from commercial office to commercial retail, Mr. Kinneally will be sending a letter to the applicant which was approved on a motion by Mr. Clancy with a second by Mr. Clifton, all present approved.

There were no Resolution to be approved.

PUBLIC HEARING(S):

2013-20 Tur, Lillie, 32 Draeger Place, Block 349.1, Lot 8, construct a vinyl fence on corner lot in required 25' front yard setback 24" from property line. Mr. Andre who resides at 114 Hardingburg Lane, East Brunswick NJ, spoke to the Board on behalf of the Applicant. He presented to the Board a map of where the fence would be going which was marked as A1, stating that it was 6" from the right of way and 9' from the back. The fence will be tied in at 4 but the fence is 6', because of the incline of the property it will only measure 4". The front yard

is 6' x 10' widening in the back and they will have a pedestrian gate in the front. Mr. Bletcher informed the Board that for this they will need to have a bulk variance. Mr. Almeida questioned the applicant about visibility and was informed that this did not fall in the zoning for visibility. Mr. Clancy questioned where on the map does the fence start and Mr. Andre informed him. Mr. DeMonico opened the meeting to the public, hearing none it was closed on a motion by Mr. Scala, with a second by Mr. Almeida, all present approved. Mr. Clancy question Mr. Lauritsen if anything was wrong with this application, Mr. Lauritsen , informed Mr. Clancy that everything was ok. Mr. Clancy moved this application for approval with a second by Mr. Scala, all present approved.

2013-21 Rais Realty, LLC, 95 Whitehead Ave., convert a portion of existing office space to one residential apartment, because their application was not printed in time the application was moved to the November 26, 2013 meeting on a motion by Mr. Clancy with a second by Mr. O'Grady, all present approved.

2013-6 Garden State Church, Reid Street, Block 90, Lot 9 to use the Moose Hall as a Religious Church. Mr. George Pressler, attorney for the Applicant spoke. Mr Pressler introduced Dan Doran, the Engineer for the project whom has offices at 939 Ridge Road, Monmouth Jct., NJ who gave a description on the dimension of the curb and sidewalk and the easterly entrance to the building. They are proposing to put a handicap ramp in. They will remove the asphalt beyond 7' of the façade of the building. They will be putting in a 24" sign which the code requirement is met. They will landscape the property. The Board questioned on how the basement will be used and were informed that the basement will not be used, but then the applicant stated that they would like to use the basement for studies. Mr. Kinneally wanted to know if the applicant had a floor plan for the basement and was told no they did not. Mr. Kinneally also questioned on what is downstairs. Mr. Petersonn from 78 Talmadge Raod Edison, came up and told the Board that down stairs are bathroom and just walls. The walls by the bathrooms were redone, stating that the water came down the stairs. Mr. John Chadwick the Planner for the Applicant spoke that the building is old and that the applicant is hoping to add to their congregation, parking is provided within 500', and they are just having Sunday services and that there is no substantial impact on the area. They are fixing the inside of the building. Mr. Clancy questioned whether or not there would be any weddings in the building, and that the Board would like the fire capacity. The application was open to the public, hearing none it was closed on a motion by Mr. Scala, with a second by Mr. Clancy, all present approved. Mr. Pressler asked for an adjournment of this application until the November 26th meeting, so moved on a motion by Mr. Clancy and a second by Mr. Clifton, all present approved.

Before the start of the next application Mr. DeMonico requested an adjournment, motion to approve.

2013-12 South River Storage, 8 Martin Ave., Block 322, Lot 5, lease interior space for the storage and distribution of toner products, Mr. Clarkin spoke on behalf of the Applicant.. Since the last meeting Water Street will not be available to use for parking. Interpretation we are asking for Mr. Kinneally is rethinking the appeal Basis of your interpretation was:

1. Asking you to determine light industrial storage warehousing.
2. Number of uses that were permitted in the building that the applicants will be allowed.
3. No site plan approval.

4. Light manufacturing is not listed in your ordinances.

Mr. Clarkin re introduced Mr. Sisto who stated that Middlesex lace and embroidery left the building in 1985 and that the building is 100 years old. He talked about Ajax envelope who operated an envelope factory in 1959, and had 63 employees then they moved to Bristol Pa. Mr. Sisto sat and interviewed a few people who use to work in the factory. The plant supervisor said there were 115 employees, there was a first shift from 8 am to 4:30 pm. He also had a interview with Mrs. Naperkowski. He also sent a letter thanking everyone for their help. Ajax used a loading dock, there was no parking on the property. His father bought the property and went before the Board in the 90's. Because he had certain business leave he had room to rent to new business and he was denied and that is why they are here. The Board would like to know how many trucks come plus the UPS trucks. Mr. Sisto told the Board about one a week. Mr. Clancy wanted to know how the neighborhood has changed and Mr. Sisto said it is about the same, also let Mr. Clancy know that there are 12 spaces for business. Mr. Clarkin asked the Board to try and make a decision regarding the interpretation. Mr. Clancy moved the application for approval with a second by Mr. Scala, with all the recommendations, all present approved.

OPEN TO THE PUBLIC:

Mr. DeMonico opened the meeting to the public, being as there was no public left Mr. Clancy made a motion to close public portion with a second by Mr. Clifton, all present agreed.

Mr. Clarkin talked about Suchicki, stating that he would like to have an on site meeting with Mr. Lauritsen regarding the Suchicki application.

2013-2 Matviyishynm Yuyriy 13-15 Yates Ave., spoke to the Board stating that they hired a surveyor and that they would be ready by the January meeting.

Motion to adjourn.

Respectfully submitted,

M. Anita Hermstedt, Secretary