

# BOROUGH OF SOUTH RIVER

**AGENDA**  
**ZONING BOARD**  
**MEETING NO. 6**  
**DATE: 7/28/15**

**REGULAR (X)**  
**SPECIAL ( )**

**Time: 7:30 P.M.**

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**ROLL CALL:** Mr. Bodak ( ) Mr. Giannakopoulos ( ) Attorney ( )  
 Mr. Clancy ( ) Mr. O'Grady ( ) Engineer ( )  
 Mr. Clifton ( ) Mr. Sapata Alt.2 ( ) Planner ( )  
 Mr. DeMonico ( ) Mr. Scala ( )  
 Ms. Farren Alt.1 ( )

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	Bodak		Demonico		OGrady				
	Clancy		Farren		Sapata				
		Clifton		Giannakopoulos	Scala				
<b><u>Announcement – Open Public Meetings Act</u></b>	B	C	C	D	F	G	O	S	S

**Announcement – Open Public Meetings Act**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

1. Minutes of June 30, 2015

**BOARD BUSINESS & CORRESPONDENCE**

	B	C	C	D	F	G	O	S	S
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**COMPLETENESS**

**ZB2015-18 Bulk Variances (4)**

Joel & Patricia Barkalow 64 Roosevelt Street Blk. 168 Lot 1  
 Single family home. Addition in combined side yard setback  
 frontyard setback, patio in front yard, impervious coverage.  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-19 Use Variance/Bulk Variance**

Dixon Rincon 190 Main Street Blk. 165 Lot 5  
 Requesting to convert a one family mixed use/doctor's office  
 to a 2 family residence with additional parking.  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-21 Bulk Variance**

Betty Williams 83 Morningside Ave. Block 342 Lot 10  
 Single family home, requesting to widen driveway. Proposed  
 driveway 28'  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-22 Bulk Variance/Use Variance**

Evarista Pasencia 41 George St. Block 96 Lot 2  
 Requesting to convert single family home to two family residence.  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-23 Bulk Variance**

Peter Zimny Darrow Street Lot Block 114.1 Lot 6  
 Build a two story single family home  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-24 Bulk Variances (3) / Use Variance (1)**

WSC, LLC 190 William Street Block 48 Lot 1.3  
 Conversion of offices to apartments; increase in coverage, 1.7 ft.  
 setback for accessory structure; 20 ft. rear yard setback for storage bins.  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-25 Bulk Variances (6) / Use Variance (1)**

10 Willett LLC, 10 Willett Place Block 318 Lot 3.01  
 Build a two family duplex. Min front yard setback, min. rear yard setback,  
 min.combined side yard setback, existing non-compliance of min. lot area  
 existing non-compliance of min. lot depth; 25' landscape buffer  
 Eng. Planner Complete Y N Hearing Date \_\_\_\_\_

	Bodak	Clancy	Clifton	Demonico	Farren	Giannakopoulos	OGrady	Sapata	Scala
	B	C	C	D	F	G	O	S	S
<b><u>RESOLUTIONS</u></b>									
<b>ZB2015-5 Bulk Variance</b> Kontos, Chris 7 Woodlawn Ave. Blk.32 Lot 2 Undersized lot									
<b>ZB2015-11 Bulk Variances</b> Ferreira/Sousa 13 Garden St. Blk. 215 Lot 15 Impervious coverage, accessory structure, side yard setback, accessory structure size and patio within rear and side yard setback									
<b>ZB2015-15 Bulk Variances (2)</b> Negron, Enid 28 James Street Blk. 178 Lot 3.1 Side yard parking, within 5 ft. sideyard setback									
<b><u>PUBLIC HEARING(S)</u></b>									
#1 Noticed Property Owners Yes No									
<b>ZB2015-09 Bulk Variance/Use Variance</b> Leary, Bill 99 Jeffrie Ave. Blk. 279 Lot 10 Convert 1 family to 2 family; side yard setback									
#2 Noticed Property Owners Yes No									
<b>ZB2014-10 Use Variances</b> Yacovelli, Ralph 26 Reid St. Blk.149 Lot 17.1 Convert 1 <sup>st</sup> floor to 2 family bedroom									
#3 Noticed Property Owners Yes No									
<b>ZB2015-12 Bulk Variances (3)</b> Lishah Enterprises/LLC 45 Division St. Blk. 345 Lot 14 (Change in ownership – was Ben Franklin Yard Sale,LLC.) Front yard setback and combined side yard setbacks									
#4 Noticed Property Owners Yes No									
<b>RC Homes, Inc.</b> 134 Jackson Street Blk. 164 Lot 26 New single family home. Lot width undersized, combined side yard, patio closer than 5ft. to side yard									
<b><u>APPEAL OF ZONING OFFICER'S DECISION</u></b>									
Noticed Property Owners Yes No									
<b>ZB2015-17</b> Magdi Mikhail/Khaled Sadek 11-15 Main Street Blk. 150 Lot 2.01 & 5 Denial of any permits to rebuild the rooming house; not a permitted use in the zone and pre-existing use has been extinguished									

**TENTATIVE SCHEDULE - PUBLIC HEARING ON 8/25/15**

**#1**

**ZB2014-26 Bulk Variance**

Pedreiro, Licinio 18 Marion St. Blk.284 Lot 23.1

Impervious coverage, side yard set back

**#2**

**ZB2015-10 Use Variance/Parking Variance**

235 Main St. Trust 235 Main St. Blk.125 Lot 12

Convert 1 family/business to 2 family

**#3**

**ZB2014-24 Bulk Variances/New Single Family Dwelling**

Diamar LLC 15 Clark St. Blk.175 Lot 13

Undersized lot, exceeds impervious coverage, combined side yard set back New architect.

**TENTATIVE SCHEDULE - PUBLIC HEARING ON 9/29/15**

**#1**

**ZB2015-7 Bulk Variance**

Gallo, Andrew & Irene 45 DeVoe St. Blk124 Lot 5

Front yard fence, additional shed - in front yard,  
stone driveway, addition to driveway and driveway width

**PUBLIC COMMENTS**

**BILLS**

**COMMENTS**

**ADJOURNMENT**

*Next Meeting August 25, 2015  
Criminal Justice Building, Council Chambers, 61 Main Street, SR*