

ADEQUATE NOTICE OF THIS MEETING HAS BEEN  
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC  
LAW 1975 AND BY RESOLUTION 2015-5, 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 Adjustment was held on April 28, 2015, commencing at 7:30 PM in the Criminal Justice Building 61 Main St., South River, NJ.

Present were: Mr. Bodak, Mr. Clancy, Mr. Clifton, Mr. DeMonico, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady, Mr. Sapata  
Also present were Mr. Kinneally Attorney, Mr. Koch Engineer and Mr. Bletcher, Planner.  
Absent: Mr. Scala

**MINUTES**

The Minutes of Meeting No. 2 held on March 31, 2015 were submitted to the Board for acceptance and/or amendment.

Mr. Bodak moved that the Minutes be approved as presented. Mr. Clancy seconded the motion.

**BOARD BUSINESS AND CORRESPONDENCE COMPLETENESS**

Confirmed those attending the New Jersey League of Municipalities Conference in Atlantic City November 17, 18, 19, 2015

Mr. Demonico, Mr. Bodak, Mrs. Farren and Mr. Clifton will attend

Meeting Location Change for May 27, 2015. Will be held at South River High School Media Center, 11 Montgomery Street, South River. Location change will be published in newspaper and posted.

**COMPLETENESS**

**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

Applicant has a new architect; no additional information was received.

Application was deemed Incomplete

Motion to carry over May 27, 2015 meeting by Mr. Bodak, seconded by Mr Clancy, all present approved.

**ZB2015-5 Bulk Variance**

Kontos, Chris 7 Woodlawn Ave. Blk.32 Lot 2

Undersized lot

Deemed complete on a motion by Mr. Bodak, seconded by Mr. Clancy, all present approved.

Public Hearing to be held on June 30, 2015.

**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 March 31, 2015, and

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

1. Applicant Julio Esteves, has filed an application for a use variance to expand a two family dwelling to a three family dwelling, a bulk variance for the existing dormer's encroachment into the side yard setback and a bulk variance for impervious coverage on the premises known as Block 260, Lot 11, otherwise known as 70 Willett Avenue in South River, New Jersey.
2. Adequate notice was provided and the Board has jurisdiction to hear this application.
3. The building is currently used as a two family dwelling; sufficient evidence exists that the property is a pre-existing, non-conforming use.
4. The Applicant failed to demonstrate that "special reasons" exist that support a use variance for a three family dwelling in this single family zone.
5. In addition, this is primarily an existing single family neighborhood; although there are some multi-family uses, the addition of a three family dwelling would substantially impair the intent and purpose of the zone plan and zone ordinance.
6. Permitting a three family dwelling would cause a substantial detriment to the neighborhood.
7. For these reasons, the Zoning Board, on a motion by Mr. Bodak, seconded by Mr. Clancy, voted to deny a use variance for a three family dwelling; the vote was 7-0 in favor of denying the use variance.
8. The current impervious coverage is 89.89%; the Applicant has offered to

**GRANTED** in accordance with the findings of fact and conclusions of law rendered above.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that this approval be and is 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 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 provide revised plans showing all changes and providing a calculation of lot coverage of 74%.
4. Applicant shall remove the kitchen and bathroom that are located in the basement.
5. As agreed to by the Applicant, landscaping shall be planted on the property; in addition, Applicant shall provide a payment in lieu of planting a street tree.

**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.

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| <b>ALTERNATES</b> |  |  |   |  |
| Ms. Donna Farren  |  |  | X |  |
| Mr. John Sapata   |  |  | 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 APRIL 28 2015.

  
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SHERYL NEVIN, SECRETARY

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

**ZB 2015-4  
MARY TAWADROS**

**WHEREAS**, Mary Tawadros, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for a bulk variance to install a 10" x 20" driveway on the premises known as Block 273, Lot 11, otherwise known as 1 Stanton 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 March 31, 2015, and

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

1. Applicant Mary Tawadros, has filed an application for a bulk variance to install a 10' x 20' driveway on the premises known as Block 273, Lot 11, otherwise known as 1 Stanton Street in South River, New Jersey.

6. Applicant shall maintain a maximum height of 30" on shrubbery/landscaping, to ensure that visibility is not hindered when backing out of the driveway..

**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 2015-4**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

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

| ROLL CALL               | YES | NO | ABSTAIN | ABSENT |
|-------------------------|-----|----|---------|--------|
| Mr. Robert Bodak        | X   |    |         |        |
| Mr. Michael Clancy      | X   |    |         |        |
| Mr. Trony Clifton       | X   |    |         |        |
| Mr. Frank DeMonico      | X   |    |         |        |
| Mr. Nick Giannakopoulos | X   |    |         |        |
| Mr. Jeremiah O'Grady    | X   |    |         |        |
| Mr. John Scala          | X   |    |         |        |
| <b>ALTERNATES</b>       |     |    |         |        |
| Ms. Donna Farren        |     |    |         |        |
| Mr. John Sapata         |     |    |         |        |

**ZB2014-20 Bulk Variance**

Carde, Luz 10 Obert St. Blk. 318 Lot 5

Impervious coverage, deck and patio relief

- Applicant has removed as much as she could on the property. Mr. Koch did a field review. Mr. Bletcher clarified the impervious coverage.

Motion was made by Mr. Bodak for approval as presented with provisos of small portion for drainage remain, seconded by Mr. Clancy.

**ROLL CALL VOTE:**

YES: Mr. Bodak, Mr. Clancy, Mr. Clifton, Mr. Giannakopoulos, Mr. O'Grady, Mr. Demonico

NO: None

ABSTAIN: Ms. Farren, Mr. Sapata

**ZB2014-26 Bulk Variance**

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

Impervious coverage, side yard set back

Attorney requested carry over to 5/27/15 agenda.

**ZB2014-29 Bulk/Use Variance/New Two Family Dwelling**

Teixeira, Elizabeth/Hbilio 20 Robert St. Blk.292 Lot 5.3

Two family bulk for under 75' frontage and 15' combined side yard set

- George Pressler representing Ms Teixeira, Mr. Papi Engineer, Mr. Higgins Planner and Mr. Hyland Architect were present as well. Presentations were made by the professionals to the board. Concerns of the Borough Engineer were addressed. Applicant will comply with recommendations of the Borough Engineer.
- Discussion on driveway, parking, water and sewage. Mr. Pressler added that this is a new construction.
- Borough Planner and Board agreed that new house should not look like the house next door, should be differentiated from each other.
- Mr. Higgins, Engineer has Freehold Soil approval and approval from Middlesex County Planning Board

**Open to Public**

Ms. Stashkevetch, 13 Robert Street

- Opposing another multifamily house being built in neighborhood
- Noise has been a problem with construction early in the morning until late at night
- Value of single family homes is diminishing
- Parking is a problem; sidewalks blocked by cars in driveways

Ms. Stashkevetch, 13 Robert Street

- Master Plan recommends single family homes be built
- Massive houses on small lots, too many multi dwellings with multiple residents, multiple vehicles, etc.

Move to close Public Comments by Mr. Clancy, seconded by Mr. Clifton, all present agreed.

Change of Use -- Need 5 Affirmative vote

**Roll Call with reason**

**YES:**

Mr. Bodak, - As stated in his comments and in moving the motion

Mr. Clifton -- If not built on lot will remain vacant

Ms. Farren - Consistent with neighborhood

Mr. O'Grady -- Agree with Mr. Bodak, improvement to a vacant lot

Mr. Demonico -- Feels for the neighbors, mixed neighborhood already.

He voted for the house next door.

**NO:**

Mr. Clancy -- based on Master Plan for single family dwellings

Mr. Giannakopoulos -- based on Master Plan

Alternate #2 Mr. Sapata -- not voting

Absent: Mr. Scala

**Resolution passed 5 YES/ 2 NO**

**ZB2015-2 Bulk Variances**

Corticeiro, Carlos 42 Charles St. Blk.266 Lot 14

Add shed arc structure, increase driveway, header height in finished

Basement

Needs more time to notice paper/property owners -- req. carryover to 5/27/15 meeting

Motion was made by Mr. Clancy to carry over to 5/27/15 agenda, seconded by Mr. Bodak, all present agreed.

**ZB2015-3 Site Plan, Bulk Variances, Use Variance & Parking Variance (previously ZB2012-27)**

Suchcicki, Marta, 12 Northside Ave. Blk.278 Lot 5

Amend site plan.

Planner and Attorney requested carry over to 5/27/15 agenda. Need time to address comments.

Motion was made by Mr. Clancy to carry over to 5/27/15 agenda, seconded by Mr. Bodak, all present agreed.

**PUBLIC COMMENT**

Councilman Ciulla announced the Ground Breaking of the Firehouse will take place on Saturday, May 2, 2015 at noon. Jackson St./Raritan Ave.

**BILLS**

Home News \$56.56

Motion made by Mr. Bodak to pay the bills, seconded by Mr. Clancy. All present agreed.

**BOARD COMMENTS**

Board Members interesting in marching in the parade on Memorial Day Parade are welcome.

Motion made by Mr. Bodak to close Board Comments, seconded by Mr. Clancy. All present agreed.