

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 November 24, 2015, commencing at 7:30 PM at the Criminal Justice Building, 61 Main Street, South River, NJ.

Present were: Mr. Bodak, Mr. Clifton, Mr. DeMonico, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady and Mr. Scala

Also present were Mr. Kinneally Attorney, Mr. Koch CME Engineer and Mr. Bletcher, Planner.

Absent: Mr. Clancy, Mr. Sapata

**MINUTES**

The Minutes of Meeting the meeting held on October 27, 2015 were submitted to the Board for acceptance and/or amendment.

Mr. Bodak moved that the Minutes be approved as amended, Mr. Clifton seconded the motion.

**BOARD BUSINESS & CORRESPONDENCE**

Discussion of meeting dates for 2016 – hold over to next meeting

Walk through dates for 190 William Street from Ms. Janet Pilot, Property Manager for 190 William Street were given to Board members. Board members should contact her directly to schedule when they would like to do a walk through.

**COMPLETENESS**

**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. Motion to carry over to January 26, 2016 meeting by Mr. Clifton, seconded by Mr. Bodak, all present approved

**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.

Applicant's attorney requested in writing for the application to be carried over to the next meeting allowing for additional time for plans to be submitted. Motion made to carry over to January 26, 2016 meeting by Mr. Bodak, seconded by Mr. Clifton, all present approved

**ZB2015-35 4 Bulk Variances**

Elito, Gilbert 137 Whitehead Ave Block 304, Lot 2

Requesting Site Plan Waiver and Bulk Variances for side yard

set back for patio, impervious coverage, front yard patio and solid fence

Engineer and Planner deemed complete. Motion was made by Mr. Bodak for the Public Hearing to be held on January 26, 2016 seconded by Mr. Clifton, all present approved.

**ZB2015-36 4 Bulk Variance & Site Plan Waiver**

Maglio, Dominick 28-30 Florence St. Block 34, Lot 8

2 multi family with parking lot. Engineer and Planner deemed incomplete. Motion was made by Mr.

Bodak to be carried over to the January 26, 2016 meeting for Completeness; seconded by Mr.

Clifton, all present approved.

**RESOLUTIONS**

The following resolutions were voted on:

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

**ZB 2014-25  
THOMAS HUTCHISON**

**WHEREAS**, Thomas Hutchison, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for variances from South River Ordinances to modify his side and rear yard on the premises known as Block 120, Lot 12, otherwise known as 14 Edgewood Place, South River, New Jersey; and

**WHEREAS**, the Applicant has complied with all jurisdictional requirements necessary to prosecute the within application; and

**WHEREAS**, this matter was deemed "incomplete" on November 24, 2014 due to the fact that the Applicant failed to supply the necessary information and

**WHEREAS** the Applicant advised in March, 2015 that he was gathering the required information and would be submitting it in time for the March Zoning Board meeting, and

**WHEREAS**, the Zoning Board has received no additional information from Mr. Hutchison, and

**WHEREAS**, the Applicant has not communicated to the Zoning Board since March, 2015, and

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

1. Applicant Thomas Hutchison, has filed an application for variance relief to modify his side and rear yard on the premises known as Block 120, Lot 12, otherwise known as 14 Edgewood Place Lane in South River, New Jersey.
2. The matter was deemed "incomplete" in November, 2014 because the Applicant failed to supply sufficient information about the Application.
3. When contacted by the Zoning Board Secretary in March, 2015, the Applicant stated that he was gathering the required information and would submit it to the Zoning Board.
4. The Applicant has submitted no additional information to the Zoning Board.
5. The Zoning Board has requested the information on several occasions but has received no response.
6. The Applicant has failed to prosecute the Variance application before the Zoning Board.

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Thomas Hutchison for variance relief is **DENIED FOR LACK OF PROSECUTION** in accordance with the findings of fact and conclusions of

**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 2014-25**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Clifton**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	X			
Mr. John Sapata	X			

**2014-25**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Clifton**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	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 NOVEMBER 24, 2015.

**\_\_\_\_\_**  
**SHERYL NEVIN, SECRETARY**

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

**ZB 2015-09  
BILL LEARY**

**WHEREAS**, Bill Leary, hereinafter referred to as the Applicant, previously applied to the Zoning Board of Adjustment of South River for a use variance to convert the dwelling from a one family to a two family on the premises known as Block 279, Lot 10, otherwise known as 99 Jeffrie Avenue, South River, New Jersey; and

**WHEREAS**, the Applicant also applied for variances for front and side yard setbacks; and

**WHEREAS**, the Zoning Board denied the use variance on September 29, 2015; this decision was memorialized on October 27, 2015, and

**WHEREAS**, the Applicant requested that the Zoning Board consider the requests for front and side yard setbacks, and

**WHEREAS**, the zoning Board advised the Applicant that he would have to supply revised plans for a one family dwelling in order for the front and side yard variances to be considered, and

**WHEREAS**, two month have elapsed and the Applicant has failed to provide revised plans showing a one family dwelling, and

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

1. Applicant Bill Leary, has failed to supply revised plans showing a single family dwelling as requested by the Zoning Board on September 29, 2015.

2. Without revised plans, the Zoning Board cannot make a determination regarding the front and side yard setback requests.

3. This Application was listed on the October 27, 2015 Zoning Board agenda for a public hearing on the requests for front and side yard variances.

4. The Applicant failed appear at the hearing and did not supply the revised plans as directed.

5. The Applicant failed prosecute this Application.

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Bill Leary for a Front and Side Yard setback variance is **DISMISSED FOR LACK OF PROSECUTION**, and

**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 2015-9**

**The foregoing Resolution was:**

**Moved by: Mr. Clancy**

**Seconded by: Mr. Scala**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	X			
Mr. John Sapata	X			

**2015-9**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Clifton**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	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 NOVEMBER 24, 2015.

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**SHERYL NEVIN, SECRETARY**

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

**ZB 2015-26  
GREG SPROGIS**

**WHEREAS**, Greg Sprogis, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for bulk variances to permit a rear deck and for impervious coverage on the premises known as Block 337, Lot 11, otherwise known as 10 Palm Place, 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 October 27, 2015, and

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

1. Applicant Greg Sprogis has filed an application for bulk variances to permit a rear deck and for impervious coverage on the premises known as Block 337, Lot 11 otherwise known as 10 Palm Place in South River, New Jersey.

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

3. Applicant purchased the property in its current condition; the rear deck is 3.9' from the rear property line (not 5' as required) and the property has impervious coverage of 57% (where 50% is permitted).

4. The stormwater on the site drains to the street and onto the railroad property; it does not negatively impact any other residential property.

5. There was no opposition from any members of the public to the relief requested in this Application

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Greg Sprogis for relief as described above is hereby **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 as required by the Borough of South River.

**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 2015-26**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Scala**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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				

**2015-26**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Clifton**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	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 NOVEMBER 24, 2015.

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**SHERYL NEVIN, SECRETARY**

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

**ZB 2015-27  
 RIA MAR LLC**

**WHEREAS**, Ria Mar LLC, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for a waiver of site plan and bulk variances to permit the construction of an outdoor garden and photo area and for additional relief as set forth below on the premises known as Block 299, Lots 6, 7, 8, & 16, otherwise known as 25 Whitehead Avenue, 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 October 27, 2015, and

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

1. Applicant Ria Mar LLC have filed an application for a waiver of site plan and bulk variances to permit the construction of an 11' x 84' outdoor garden and photo area on the west side of the building on the premises known as Block 299, Lots 6, 7, 8 & 16 otherwise known as 25 Whitehead Avenue in South River, New Jersey.

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

3. The property previously received site plan approval and a parking variance to permit 96 parking spaces.

4. As a result of this proposed improvement, the number of parking spaces will be reduced from 96 to 94 spaces, thus requiring another parking variance.

5. In addition, this proposal will increase the impervious coverage from 92% to 98%; this will require a variance.

6. The restaurant's parking requirements are, for the most part, easily accommodated with the existing parking.

7. As a result of more patrons taking cabs or using ride services, the

reduction from 96 to 94 parking spots will still allow the parking lot to accommodate the parking demand.

8. Stormwater drainage is adequately handled on the site and the increase in impervious coverage will not detrimentally impact any adjoining properties

9. The Applicant has also requested relief from a previous condition of approval that prohibited the simultaneous use of the banquet room and the cocktail hour room.

10. The Applicant requests modification of that condition to permit the simultaneous use of both rooms as long as the total capacity does not exceed 190 persons.

11. The capacity of the existing banquet room is 190 persons; therefore the Applicant's request will not result in an intensification of the use of the property.

12. The Zoning Board finds that the simultaneous use of the banquet hall and the cocktail hour room will have no detrimental impact upon the surrounding neighborhood as long as total capacity between the two rooms is limited to 190 persons.

13. To the extent that there has been an increase in pickup/drop-off of patrons, as opposed to patrons driving themselves to the facility, there has been a decrease in the actual parking demand.

14. Concern with the parking requirements was the basis for the aforementioned condition barring the simultaneous use of the banquet room and the cocktail hour room.

15. The change in the manner in which patrons travel to the facility constitutes a change of condition that warrants a modification of the previously imposed condition.

16. These proposed variances will not impair the zone plan or zone ordinance;

this property is unique and existing.

17. This property has previously received site plan and variance approval from the Zoning Board; this proposal is fairly minor in nature and the request for waiver of full site plan can be granted.

18. There was no opposition from any members of the public to the relief requested in this Application.

19. Applicant requested clarification of the number of seats permitted in the outdoor seating area; the Board determines that 31 seats are permitted in that area.

**NOW, THEREFORE BE IT RESOLVED** by the South River Board of Adjustment that the Application of Applicant Ria Mar LLC for variance relief as described above is hereby **GRANTED** in accordance with the findings of fact and conclusions of law rendered above.

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the Applicant's request for a waiver of full site plan is **GRANTED** in accordance with the findings of fact rendered above.

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the Applicant's request for a modification of a previously imposed condition of approval to permit the simultaneous use of the banquet hall and the cocktail hour room as long as the capacity of the two rooms does not exceed 190 is **GRANTED** in accordance with the findings of fact 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 as required by the Borough of South River.

3. All previous conditions of approval remain in full force and effect unless specifically modified by this Resolution.

4. Simultaneous use of the banquet room and the cocktail hour room is permitted as long as the total occupancy of the two rooms does not exceed 190.

5. Applicant shall comply with the Bignell Planning Report, dated August 18, 2015, paragraphs 12(A) & 12(D).

6. The Applicant's shall request permission from the South River Mayor & Council to designate a handicapped parking or loading spot on Augusta Street.

7. The outdoor garden and photo area shall have low level lighting only.

**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 2015-27**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Clancy**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	X			
Mr. John Sapata	X			

**2015-27**

**The foregoing Resolution was:**

**Moved by: Mr. Bodak**

**Seconded by: Mr. Clifton**

<b>ROLL CALL</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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	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 NOVEMBER 24, 2015.

**SHERYL NEVIN, SECRETARY**

**PUBLIC HEARING(S)**

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

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

Convert 1 family/business to 2 family

- Mr. Sachs, Attorney for the applicant stated the last use of the property was a travel agency on bottom floor and apartment on top; previously it was a two family house.
- Mr. Leberman, Architect reviewed the plans of the property at the corner of Main Street and DeVoe. Proposed is a circular driveway, there are 5 off street parking spaces.
- Mr. DeMonico questioned what the property is listed on the Tax Map; Mr. Sachs was not sure.
- Mr. Highland reviewed his layout of the building; proposing 2 apartments with 2 separate entrances.
- Mr. Leoncavallo, Planner reviewed tax records, zoning maps and master plan. Prior to September of 1985 and after 1985 it was 2 units, 2 stories and 6 bedrooms; bedroom could have been a dining room. Uses are the same as in the surrounding area; no parking variances needed. Mr. Sachs confirmed that there are separate meters on the house.
- Mr. Bodak questioned the tax cards; looks as if it was a doctor’s office.
- MR. Zammit, Code Enforcement Officer gave history of the property and noted that the property owner knew that he was purchasing a 1 unit and one office; previously an applicant applied for two family use and they were denied.
- Mr. DeMonico questioned if at the time the client purchased the property, did he think he was purchasing a two family house. Mr. Sachs stated that he did not.
- Mr. Bodak questioned if the property was abandoned; Mr. Zammit did not hear that until this meeting.

- Mr. Bletcher stated that additional variances will be need for driveway.

Opened to the Public

- Mary Miglino, 214 Main Street stated that she bought her home across the street in 2006 surrounded by beautiful homes in a 1 family residential area and does not want to look out the window to a driveway.
- Mr. Koch has concerns that garage will not house 2 cars and a circular driveway is not always safe. Mr. Leberman explained parking layout.

Mr. Sachs asked for the public hearing be carried over to the next meeting. Motion was made by Mr. Bodak to carryover the Public Hearing to January 26, 2016; seconded by Mr. Scala.

### **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

- Mr. Gallo stated that he has 1 8x10 shed, 1 10x10 shed and a garage on his property Which is a corner lot with 2 front yards and 2 side yards. After discussion with the Board the applicant agreed to move one of the sheds out of the front yard and revised his parking area to 12 ft.

Mr. Bodak made a motion for approval as agreed upon at the hearing, seconded by Mr. Scala.

ROLL CALL VOTE:

YES: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady, Mr. Scala  
Mr. DeMonico

NO: None

ABSENT: Mr. Clancy, Mr. Sapata

### **ZB2015-29 Bulk Variances (2)**

Janet Caban Garcia 42 Heritage Dr. Block 354 Lot 21.31

Requesting bulk variance to add extensions to both sides of driveway to increase width to 50 ft.; Bulk variance to extend driveway in side yard; requesting exemption from concrete or Belgium block border requirement.

- Mr. Garcia explained what they would like to do; basically they have 5 cars that they would like to park. Asking for cobblestone; concerned with the water runoff. Mr. Garcia feels that it is a dangerous street and does not like to park his cars on the street. Mrs. Garcia stated that there is a fire hydrant and storm drain in front of his house.
- Mr. Koch corrected the property lines stated by Mr. Garcia.
- Mr. Bletcher stated that this property with the proposed driveway will accommodate 8 cars in the front yard and not consistent with the neighborhood.
- Mr. Zammit stated that in that neighborhood quite a few properties were sighted as doing work such as this without permits. The Board may set a precedent as to other applicants coming before the board based on this application.
- Ms. Farren questioned the pavers.
- Mr. Bodak does agree with a parking spot right in front of the door; questioned if they really needed that spot – which Mr. Garcia said they do.
- Mr. Giannakopoulos questioned parking cars off to the side of the house.

Mr. Scala made a motion for approval; seconded by Mr. O'Grady.

ROLL CALL VOTE:

YES: Mr. Scala, Mr. O'Grady, Mr. DeMonico

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NO: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos

ABSENT: Mr. Clancy, Mr. Sapata

**Application for approval was defeated.**

Motion made by Mr. Bodak to deny the application based on the car being parked in front of the house; seconded by Mr. Clifton

ROLL CALL VOTE:

YES: Mr. Scala, Mr. O'Grady, Mr. DeMonico

NO: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos

ABSENT: Mr. Clancy, Mr. Sapata

**Application was denied.****ZB2015-30 Bulk Variances (2)**

Ederson Miranda 7 Clark St. Block 175 Lot 14

Requesting bulk variance for side yard parking; bulk variance for Exceeding 20' width

- Mr. Hyland explained that the applicant would like to construct a "L" shaped driveway seek additional parking for his vehicles including his construction vehicle. Impervious coverage is below what is required and parking is very limited on the street.
- Mr. Bletcher commented that if approved the resolution should state only 1 construction vehicle is permitted on the property.
- Mr. Bodak confirmed that the vehicle had no flammable liquids
- Mr. Hyland also added that a storage shed will be added to the property; no variance is needed for it.

Motion made by Mr. Bodak to approve the application, seconded by Mr. Clifton

ROLL CALL VOTE:

YES: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady, Mr. Scala  
Mr. DeMonico

NO: None

ABSENT: Mr. Clancy, Mr. Sapata

**ZB2015-31 Bulk Variance**

Salvador, Vera 19 Charles St. Block 267 Lot 7

Requesting bulk variance for less than required ceiling height in finished basement

- Mr. Salvator (applicant's son) stated that when they bought the house the basement was finished without a permit and insufficient ceiling height
- Ms. Farren questioned if the home was a single or multi family; applicant stated single family home.
- Mr. Zammit noted that the property is for sale; the tax records did not match and although it is set up as 2 family, it should be only used as a single family and no sleeping in the basement.

Motion made by Mr. Clifton to approve the application with provisos, seconded by Mr. Bodak

ROLL CALL VOTE:

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YES: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady, Mr. Scala  
Mr. DeMonico

NO: None

ABSENT: Mr. Clancy, Mr. Sapata

**ZB2015-32 Bulk Variance**

Koziatek, Evelyn 39 Lexington Ave. Block 190 Lot 15

Requesting bulk variance for detached garage and side and rear setbacks

- Ms. Koziatek explained that she would like to construct a detached 2 car garage. Parking is limited by the school. A garage would be used for her car and storage. The shed on the plans will be removed.
- Mr. Bodak questioned the drainage; applicant is not opposed to a drain.
- Mr. Clifton questioned the amount of the cars on the property; she has 4 now but will have two.
- Mr. Zammit noted the boundaries of the property when putting up the garage for permits.

Motion made by Mr. Bodak to approve the application with provisios seconded by Mr. Clancy

ROLL CALL VOTE:

YES: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady, Mr. Scala  
Mr. DeMonico

NO: None

ABSENT: Mr. Clancy, Mr. Sapata

**ZB2015-34 Use Variance/Bulk Variance**

Panzica, Christine 126 Old Bridge Tpk. Block 212, Lot 1.02

Requesting use variance for dog grooming business and bulk variance for signage

- Mr. Page, applicants attorney, reviewed the business with Ms. Panzica wishes to open
- Ms. Panzica does not own the property but seeking to purchase the property for her dog grooming and training school for dog groomers. Currently her business is in Milltown, Ms. Panzica lives in South River
- Mr. Bodak questioned parking; Mr. Bletcher suggested the applicant contact the police, and Health Department for any additional requirements they may have.
- John Chadwick, Planner reviewed the plans with the board. All areas are met for the business in town. Signage was reviewed; stipulations were met. Mr. Bletcher requested a sketch of the signs.
- Mr. Bodak requested notification to the Fire Department about her business.
- Ms. Farren spoke highly of Ms. Panzica's business which she personally has used in Milltown
- Mr. Bletcher confirmed maximum dog count would be 35; questioned if any State licenses are needed (which Ms. Panzica explained there are none), Recommended detailed floor plans be submitted to the various agencies in town for review.
- Mr. Zammit stated that architectural drawings will be needed for renovations

Motion made by Mr. Bodak for approval of the business, a waiver of site plan and stipulations as discussed, seconded by Mr. Scala.

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**ROLL CALL VOTE:**

YES: Mr. Bodak, Mr. Clifton, Ms. Farren, Mr. Giannakopoulos, Mr. O'Grady, Mr. Scala  
Mr. DeMonico

NO: None

ABSENT: Mr. Clancy, Mr. Sapata

**ADJOURNMENT**

Motion to adjourn by Ms. Farren, seconded by Mr. Clancy. All present in favor.

Adjourned at 10:50PM

Respectfully submitted

*Sheryl L. Nevin*

Zoning Board Secretary

Approved at the Zoning Board  
meeting held on January 26, 2016.