

# BOROUGH OF SOUTH RIVER

**AGENDA**  
**ZONING BOARD**  
**MEETING NO. 2**  
**DATE: 3/31/15**

**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 February 24, 2015

**BOARD BUSINESS & CORRESPONDENCE**

**NONE**

**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 asking to be carried over to 4/28 mtg. Working with a new architect.

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-01 Bulk Variance**

Matts, Charles 11 Obert St. Blk.319 Lot 5

Side yard setback and side yard parking

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-06 Bulk Variance**

Andre, Edward 3 Miller St. Blk269 Lot 15

Install driveway, over impervious coverage, 5ft.side yard set back

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-5 Bulk Variance**

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

Undersized lot

(additional information rec'd. after 3/17 deadline)

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**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

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-08 Use Variance**

Hayes Jr., Joseph 154 Hillside Ave. Blk174 Lot 3

Exceeding width of driveway, oversized structure, 5ft. sideyard setback, driveway sideyard

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-09 Bulk Variance/Use Variance**

Leary, Bill 99 Jeffrie Ave. Blk. 279 Lot 10

Convert 1 family to 2 family; side yard setback

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

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

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

Convert 1 family/business to 2 family

Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**RESOLUTIONS**

**ZB2014-17 3 Variances**

Shaikh, Robert 34 Northside Ave. Blk.276 Lot 8  
Impervious coverage, rear and side setback

**ZB2014-16 3 Bulk Variances**

Vasilev, Vasil 23 Florence St. Blk.33 Lot 4  
Adding on to home, front yard setback, impervious coverage,  
Driveway within 5'

**ZB2014-23 Waiving Road Requirement**

Andre, Edward Virginia St. Blk.143 Lots 3.1, 4,5,6 & 7  
Build a new home on vacant lot not abutting a street

**PUBLIC HEARING(S)**

#1 Noticed Property Owners Yes No

**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

#2 Noticed Property Owners Yes No

**ZB2014-26 Bulk Variance**

Pedreiro, Licinio 18 Marion St. Blk.284 Lot 23.1  
Impervious coverage, side yard set back

\*Mr. Clarkin unable to notice papers/property owners – req. move to 4/28

#3 Noticed Property Owners Yes No

**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 back

#4 Noticed Property Owners Yes No

**ZB2014-28 Use Variance**

Esteves, Julio 70 Willett Ave. Blk. 260 Lot 11  
From a two family to three family

#5 Noticed Property Owners Yes 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

\*Did not notice paper/property owners – req. move to 4/28

#6 Noticed Property Owners Yes No

**ZB2015-4 Bulk Variance**

Tawardros, Mary 1 Stanton St. Blk.273 Lot 11  
Add Driveway, impervious coverage

**TENTATIVE SCHEDULE - PUBLIC HEARING ON 4/28/15**

**#1**

**ZB2014-20 Bulk Variance**

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

Impervious coverage, deck and patio relief (carryover)

**#2**

**ZB2014-10 Use Variances**

Yacovelli, Ralph 26 Reid St. Blk.149 Lot 17.1

Convert 1<sup>st</sup> floor to 2 family bedroom

**ZB2014-25 Bulk Variances**

Hutchison, Thomas 14 Edgewood Pl. Blk.120, Lot 12

Lot coverage, rear yard setback and pool

Contacted applicant for status

**PUBLIC COMMENTS**

**BILLS**

**COMMENTS**

**ADJOURNMENT**

*Next Meeting April 28, 2015*