

# BOROUGH OF SOUTH RIVER

**AGENDA**  
**ZONING BOARD**  
**MEETING NO. 11**  
**DATE: 10/27/15**

**REVISED**

**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		Demonic		OGrady				
	Clancy		Farren		Sapata				
		Clifton		Giannakopoulos	Scala				
	B	C	C	D	F	G	O	S	S

**Announcement – Open Public Meetings Act**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

1. Minutes of September 29, 2015

**BOARD BUSINESS & CORRESPONDENCE**

**COMPLETENESS/SCHEDULING**

**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 \_\_\_\_\_  
**\*Additional plans submitted for review; requesting carryover to 11/24**

**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 \_\_\_\_\_  
**\*No additional information received**

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

**ZB2015-32 Bulk Variance**  
 Koziatek, Evelyn 39 Lexington Ave. Block 190 Lot 15  
 Requesting bulk variance for detached garage and side and  
 rear setbacks  
 Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**ZB2015-33 Pre Existing Nonconforming Use or Structure**  
 396 Whitehead Ave LLC, 396 Whitehead Ave. Block 360 Lot 1, 1.1 &2  
 Requesting bulk variance for detached garage and side and  
 rear setbacks Hearing Date \_\_\_\_\_

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

**RESOLUTION(S)**

**ZB2015-09 Bulk Variance/Use Variance**  
 Leary, Bill 99 Jeffrie Ave. Blk. 279 Lot 10

**ZB2015-28 Certificate of Pre Existing  
 Non-Conforming Use or Structure**  
 Yacovelli, Ralph 26 Reid St. Blk.149 Lot 17.1

**ZB2015-25 Bulk Variances (6) / Use Variance (1)**  
 10 Willett LLC, 10 Willett Place Block 318 Lot 3.01

**ZB2015-17 Appeal of Zoning Officer Decision**  
 Mikhail/Sadek 11-15 Main Strteet Block 150 Lot 2.01 & 5



**TENTATIVE SCHEDULE - PUBLIC HEARING ON 11/24/15**

**#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

**#2**

**ZB2014-25 Bulk Variances**

Hutchison, Thomas 14 Edgewood Pl. Blk.120, Lot 12  
Lot coverage, rear yard setback and pool

**#3**

**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.

**#4**

**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

**#5**                      Noticed Property Owners    Yes    No

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

235 Main St. Trust 235 Main St. Blk.125 Lot 12  
Convert 1 family/business to 2 family

**PUBLIC COMMENTS**

**BILLS**

**COMMENTS**

**ADJOURNMENT**

*Next Meeting November 24, 2015  
Criminal Justice Building, Council Chambers, 61 Main Street, SR*