

BOROUGH OF SOUTH RIVER

AGENDA
ZONING BOARD
MEETING NO. 11
DATE: 11/24/15

REGULAR (X)
SPECIAL ()

Time: 7:30 P.M.

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 ()

.....

	Bodak		Demonico		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 October 27, 2015

BOARD BUSINESS & CORRESPONDENCE

1. Discuss meeting dates for 2016
2. Walk through dates of 190 William Street

Tuesday – Dec 8 2:00PM
 Tuesday – Dec 8 5:30PM
 Wednesday - Dec 9 10:00AM

Please contact Janet directly to schedule:

Janet Pilot

Property Manager
 801 Hartle Street
 Sayreville, NJ 08872
 Office: 732-257-7700 x 6
 Fax: 732-254-7335
Janet@bedrockcorp.net
 Visit us on the Web www.bedrockcorp.net

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 _____
(Requesting carryover from October mtg.)

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 _____
(Requesting carryover from October mtg.)

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
 Eng. Planner Complete Y N Hearing Date _____

ZB2015-36 4 Bulk Variance & Site Plan Waiver

Maglio, Dominick 28-30 Florence St. Block 34, Lot 8
 Requesting Site Plan Waiver and Bulk Variances for impervious coverage,
 side yard and rear yard property lines for driveway
 Eng. Planner Complete Y N Hearing Date _____

RESOLUTION(S)

Dismiss ZB2015-25 Without Prejudice for Bulk Variances

Hutchison, Thomas 14 Edgwood Place
 (Held over to September – no response in October)

Dismiss ZB2015-09 Without Prejudice for Side Yard Setback

Leary, Bill 99 Jeffrie Ave.
 (Held over from denial of converting 1 family to 2 family)

ZB2015-18 Bulk Variances (4)

Joel & Patricia Barkalow 64 Roosevelt Street Blk. 168 Lot 1

ZB2015-26 Bulk Variances (2)

Sprogis, 10 Palm Place Blk.337 Lot 11

**ZB2015-27 – Parking Variance, Waiver of Amended Site Plan,
 Modification of a Prior Condition of Approval**

Ria Mar, LLC 25 Whitehead Ave Blk.299 Lot 8.1

	Bodak		Demonic			OGrady			
	Clancy		Farren			Sapata			
	Clifton		Giannakopoulos			Scala			
	B	C	C	D	F	G	O	S	S
<u>PUBLIC HEARING(S)</u>									
#1	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									
#2	Noticed Property Owners		Yes	No					
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									
#3	Noticed Property Owners		Yes	No					
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	Noticed Property Owners		Yes	No					
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					
ZB2015-31 Bulk Variance									
Salvador, Vera 19 Charles St. Block 267 Lot 7									
Requesting bulk variance for less than required ceiling height in									
finished basement									
#6	Noticed Property Owners		Yes	No					
ZB2015-32 Bulk Variance									
Koziatek, Evelyn 39 Lexington Ave. Block 190 Lot 15									
Requesting bulk variance for detached garage and side and									
rear setbacks									
#7	Noticed Property Owners		Yes	No					
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									

TENTATIVE SCHEDULE - PUBLIC HEARING ON 1/26/2016

#1

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

#2

ZB2014-26 Bulk Variance

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

Impervious coverage, side yard set back

#3 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

PUBLIC COMMENTS

BILLS

Home News Tribune \$

COMMENTS

ADJOURNMENT

*Next Meeting January 26, 2016
Criminal Justice Building, Council Chambers, 61 Main Street, SR*