

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.

A meeting of the Zoning Board of Adjustment was held on February 24, 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, Mr. Scala
Also present were Mr. Kinneally Attorney, Mr. Koch Engineer and Mr. Bletcher, Planner.
Absent: None

ORGANIZATION:

Mr. Bodak opened for nominations for Chairperson.
Mr. Clancy nominated Mr. DeMonico as Chairperson of the Board, seconded by Mr. Giannakopoulos, all present approved.

Mr. DeMonico opened for nomination or Vice Chairperson. Mr. Clancy nominated Mr. Bodak as Vice Chairperson of the Board, Mr. Clifton seconded, all present approved.

RESOLUTIONS OF APPOINTMENT:

RES: 2015-1

FEBRUARY 24, 2015

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Zoning Board of Adjustment of the Borough of South River do hereby appoint James J. Kinneally III, of the firm Marriott Callahan, Blair & Greer, as the Zoning Board attorney for the year 2015, and that said appointment shall be in compliance with the Professional Service Requirements of the

Local Public Contracts Law of New Jersey and the execution of an Agreement as the same is required by Law.

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady,
Sapata, Scala
NAYS: None

RES: 2015-2

FEBRUARY 24, 2015

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Zoning Board of Adjustment of the Borough of South River do hereby appoint Mr. Bruce Koch of the firm CME Associates as the Engineer for the year 2015, and that said appointment shall be in compliance with the Professional Service Requirements of the Local Public Contracts Law of New Jersey and the execution of an Agreement as the same is required by Law.

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady,
Sapata, Scala
NAYS: None

RES: 2015-3

FEBRUARY 24, 2015

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Zoning Board of Adjustment of the Borough of South River do hereby appoint Bignell Consulting Group, Mr. Todd Bletcher, as the Planner for the year 2015, and that said appointment shall be in compliance with the Professional Service Requirements of the Local Public Contracts Law of New Jersey and the execution of an Agreement as the same is required by Law.

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady, Sapata,
Scala
NAYS: None

February 24, 2015

RES: 2015-4

February 24, 2015

RESOLUTION

BE IT RESOLVED that Ms. Sheryl Nevin, is hereby appointed to the position of Secretary (Clerk) to the South River Zoning Board of Adjustment for the year 2015 in accordance with the current borough salary ordinance/resolution.

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady, Sapata,
Scala
NAYS: None

RES: 2015-5

February 24, 2015

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Zoning Board of Adjustment of the Borough of South River, in the County of Middlesex, the State of New Jersey, that pursuant to Chapter 231, Public Law 1975, the Home News Tribune, a news publication published in Neptune, NJ; and with circulation within the Borough of South River is designated as the Official Newspaper for all Official Notices of the Zoning Board of Adjustment for the year 2015.

BE IT FURTHER RESOLVED that the SENTINEL PUBLICATION, a weekly newspaper be used for display advertisement not of a legal nature.

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady, Sapata,
Scala
NAYS: None

RES: 2015-6

FEBRUARY 24, 2015

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the **Zoning Board of Adjustment** of the Borough of South River in the County of Middlesex, the State of New Jersey, that the following schedule of meetings for the year 2015 shall be adopted:

PLACE: Criminal Justice Building
61 Main St.

TIME: 7:30 PM

	<u>DATE</u>	<u>DATE PLANS DUE</u>
January	27 th	January 13 th
February	24 th	February 10 th
March	31 st	March 17 th
April	28 th	April 14 th
May	27 th (Wed)	May 13 th
June	30 th	June 16 th
July	28 th	July 14 th
August	25 th	August 11 th
September	29 th	September 15 th
October	27 th	October 13 th
November	24 th	November 10 th
January	26, 2016	

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady, Sapata,
Scala
NAYS: None

RES: 2015-7

FEBRUARY 24, 2015

RESOLUTION

BOROUGH OF SOUTH RIVER
ZONING BOARD OF ADJUSTMENT
SOUTH RIVER, NEW JERSEY

RULES AND PROCEDURES

ARTICLE I: OFFICERS

1. Election
The Board of Adjustment (Board) shall hold an annual reorganization meeting during the month of January, or the first available meeting thereafter where the Board shall elect a Chairman and Vice-Chairman from among its eligible members.
2. Term of Office
The Chairman and Vice-Chairman shall take office immediately following their selection and shall hold office for a term of one (1) year or until their successors are selected and assume office.
3. Duties of the Chairman & Vice-Chairman
The Chairman shall, unless otherwise directed by a majority of the Board of session:
 - a. Preside at all meetings of the Board, during his/her absence the Vice-Chairman shall preside and exercise all powers of the Chairman.
 - b. Decide all points of order or procedure.
 - c. Designate or appoint any Committee that may be found necessary, as per the duties of said position.
 - d. Fulfill any additional duties imposed under applicable ordinances for the Borough of South River.
 - e. Conduct the appointment of the professional staff including a Board Attorney, Clerk to the Board, Board Engineer, Board Planner, and any other professional or experts which the Board deems appropriate and necessary to its operations.
4. Duties of the Attorney to the Board of Adjustment
 - a. It shall be the duty of the attorney to attend all meetings of the Board.
 - b. It shall be the duty of the attorney to advise the Board of any irregularities noted in the applications for variance.
 - c. It shall be the duty of the attorney to advise the Board of any legal aspects which may come before the Board in performance of its duties.
 - d. It shall be the duty of the attorney to assist the Board and/or clerk in the preparation of and language of the Resolutions or correspondence of the Board
 - e. The annual salary of the attorney is pro-rated by month for the attendance and legal guidance as aforementioned.

5. Duties of the new position of Zoning Board Administrative AssistantA. Meeting duties

1. Attend all meetings of the Board of Adjustment and to create a written record of all meetings of the Board, including but not limited to; Roll Call, Board action on the Reading of the Minutes of previous meetings, Board action on Old Business, Board action on the adoption of Resolutions of Memorialization; Notation of all New Business before the Board, and Notation of all other General Business before the Board and its action thereon.
2. To prepare a written copy of the Minutes of each meeting(s) of the Board, and to present said document to the Board at the following scheduled meeting for adoption.
3. To, within seven (7) days subsequent to the date of the public hearing, enter a copy of the adopted Minutes of all Board meeting in the permanent ledger book of the Board of Adjustment. This hardbound ledger book consists of 500 pages numbered successively and pages are accountable thereby.
4. The Administrative Assistant must notify by letter to the Governing Body of any action taken by the Board within seven (7) days after the meeting.
5. Prepare under guidance of the Board, and to submit for publication the Legal Notice of the Boards' determinations on the variance applications heard by the Board. This is to be done immediately following results of the meeting.
6. To duplicate and distribute to each Board Member and professional staff member an agenda of the upcoming meeting of the Board. Agendas shall be distributed by electronic or regular mail at least seven (7) calendar days before the date of the meeting.

B. Borough Hall duties

1. The Administrative Assistant shall be the sole Borough official responsible for accepting all application materials for every application before the Board. All applications shall be filed on a Borough supplied application form. All communication shall be via Borough telephone and/or Borough email. No other municipal official shall be responsible to accept applications to the Board.
2. The Administrative Assistant will keep sufficient supply of official forms on hand at the Borough Hall at all times.
3. For each submission to the Board, the Administrative Assistant shall calculate all application, escrow and resubmission fees on the Borough's Fee Calculation Worksheets and shall be the sole Borough official responsible for accepting all monies for every application before the Board. No other municipal official shall be responsible to accept monies to the Board. The Administrative Assistant shall be responsible to auditors for these fees.
4. The Administrative Assistant shall receive at Borough Hall and date stamp all documents filed in connection with any application before the Board.
5. For each submission to the Board, the Administrative Assistant shall inspect all application forms, checklist forms, and fee submissions. The Administrative Assistant shall verify that all proper fees have been collected. Once all items are provided, the Administrative Assistant shall then provide written certification to all Board professionals that the appropriate fees have been collected direct the review of each application. The Administrative Assistant shall be responsible to auditors for said fees.
6. The Administrative Assistant shall forward all monies received for applications to the Borough Finance Officer on the day such funds are received. The Administrative

- Assistant shall transmit these funds with a cover letter explaining said fees. The Administrative Assistant shall be responsible to auditors for these fees.
7. The Administrative Assistant shall maintain a master file list for all applications before the Board. The file list shall include the application number, applicant name, street address, application type, block and lot number, and a Board determination for each application. This file list shall be kept in Borough Hall.
 8. The Administrative Assistant shall maintain all applications, plans and documents pertaining to all applications before the Board at Borough Hall so that they may be available for inspection by the public, a minimum of 10 days before any public hearing as required by N.J.S.A 40:55D-10.
 9. The Administrative Assistant shall be present in Borough Hall and/or maintain office hours at Borough Hall to assist applicants and members of the public with the filing of applications and questions concerning applications before the Board; these office hours shall be from 10:00 a.m. to 11:30 a.m. and 2 p.m. to 3 p.m. one day of each week. The office hours shall be posted on the Borough website.
 10. The Administrative Assistant shall prepare a yearly meeting calendar and publish notices for such calendar as required by law.
 11. The Administrative Assistant shall prepare a monthly agenda for the Board and post said agenda on the Borough's website no less than seven (7) days before the meeting.
 12. The Administrative Assistant shall be responsible to electronically scan all documents into the Borough's electronic file storage system so that all Borough officials have access to all files when the Administrative Assistant is not available.
 13. The annual budget remuneration for the Administrative Assistant is payable by the month for accomplishment of clerical duties aforementioned, pro-rated into monthly increments.

ARTICLE II: MEETINGS

1. Regular Meetings

Meetings of the Board of Adjustment shall generally be the last Tuesday of each month at 7:30 P.M. and/or on a date established on the adopted calendar of the Board.

2. Special Meetings

Special meetings or continued meetings of the Board shall be held at the call of the Chairman or at the request of the majority of the members. Notice of continuation of an advertised meeting shall be made public at the time of adjournment of the so continued, and shall serve as notice to all parties in interest. Special meetings and executive sessions may be held upon the call of the Chairman and at such other times as the Board may determine, provided that at least seventy-two (72) hours' notice of the meeting is given each member.

3. Public Hearings and Records

All regular, special and continued meetings and hearings, as well as all records and accounts shall be open to the public. The Administrative Assistant shall maintain records of all applications, plans and documents pertaining to all applications before the Board at Borough Hall so that they may be available for inspection by the public, as required by N.J.S.A 40:55D-10.

4. Quorum

Four (4) members shall constitute a quorum for the transaction of business.

5. Order of Business

The order of business of all regular and special meetings of the Board shall be as follows;

- a. Roll Call.
- b. Reading of Minutes of the previous meeting.
- c. Unfinished (Continued) business.
- d. New Business
- e. General Business — communication and miscellaneous business.

6. Parliamentary Procedure

Except where otherwise provided in these Rules of Procedure, parliamentary procedure in Board meetings shall be governed by Roberts Rules of Order, the Statutes of New Jersey and the rules of the Supreme Court of New Jersey.

ARTICLE III: APPLICATION PROCUDURES

1. Appeals and Interpretations

An action in the nature of an appeal alleging that there is error in any order, requirement, decision or refusal made by the building inspector, zoning officer or other official based on or made in the enforcement of a zoning ordinance shall be made by filing a Notice of Appeal in accordance with the statute within twenty (20) days from the date of the order, decision or refusal appealed from which notice of appeal shall also be filed with the officer from whom the appeal is taken, the Board Engineer and Planner, and shall specify the grounds of such appeal. Said officer shall immediately transmit to the board Administrative Assistant all papers constituting the record upon which the action appealed from was taken.

2. Variance Applications

An application for a variance or for any other relief shall be commenced by filing an Application with the municipal officer along with the requisite fees required by South River together with all documents required by the checklist established by South River. The Administrative Assistant shall be responsible for collecting the fees required of each application.

3. Documents on File in Borough Hall

Any maps or documents for which approval is sought shall be on file in Borough Hall and available for public inspection at least ten (10) days prior to the public hearing during normal business hours.

4. Complete forms and additional information

All applications must be completed with the data required on the forms, and shall be supplemented by additional information to make it clear to the board what relief is being sought.

5. Appearance

On the date set for the public hearing the appellant shall appear in person, or by attorney, except for unusual circumstances where the Board has waived such requirement and permits an agent to appear. When an agent is permitted to appear, such agent shall present an affidavit or letter indicating the scope of the agency, bearing the signature of the person or

persons represented, duly certified, unless the applicant is also present. Any appellant which is a corporation must be represented by an attorney at law. Persons affected by any application may appear in person, by attorney, or by an agent. Such interested parties shall identify themselves and the extent of their interest, and may speak accordingly, upon discretion of the Board. At the beginning of every case hearing, the Chairman shall request all counsel in the matter to file an "entry of appearance."

7. Transcript

The Board may request that a stenographic record be taken and that a transcript be provided of the hearing on any application which is deems appropriate. Whenever stenographic service is provided and a transcript is prepared, a copy of the transcript shall be forwarded at no cost whatsoever to the Board of Adjustment.

8. Hearing Procedure

At the hearing, the appellant shall state his case, then the opposition if any shall be heard, and the appellant shall have the opportunity to reply. In summation the opposition, if any, shall be heard first, thereby giving the appellant an opportunity to be heard last.

ARTICLE IV: GENERAL RULES

1. No appeal, application or petition will be entertained in connection with any case while court proceedings are in progress or pending, except by direction in such Court.
2. Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is made on the official application forms of the Borough available in Borough Hall during normal business hours. Upon receipt of any such communication, the Board shall supply the appellant with the official forms for presenting such appeal, application or petition.
3. Each application shall be made on forms provided by the Board and shall be accompanied by all the data required by the appropriate form, together with the required fees as applicable.

ARTICLE V: FINAL DISPOSITION OF CASES

1. The final disposition of any application, either reversing or modifying the order, decision or determination appealed from and granting the application, or affirming the order and denying the application, shall require the concurring vote of a majority of eligible members, except that applications seeking variances from N.J.S.A. 40: 55D-70(d) shall require the affirmative vote of five (5) members,
2. The Board shall render its decision not later than 120 days after the date: 1) an appeal is taken from the decision of an administrative officer, or 2) of the certification of completeness of an application to the board, unless the applicant has consented in writing or on the record to an extension of time.
3. Every decision shall be made by proper motion duly made and seconded, with the votes of all members recorded on a roll-call vote.
4. The judgment of the Board shall be in the form of a written Resolution containing findings and conclusions of the Board. The resolution shall be adopted within forty five (45) days of the vote on the application.
5. At any time prior to the adoption of the Resolution memorializing the decision of the board, the applicant, or any interested party, move the board for a re-hearing by filing with the board

a written notification containing a statement of the grounds relied upon. Notice of such re-hearing must be provided by the party requesting the re-hearing.

ARTICLE VI: PUBLIC NOTICE OF HEARING

1. Notice

Notice of hearing shall be given to all persons and officials entitled thereto by the requirements of N.J.S.A. 40:55D-12 in all matters including those brought pursuant to N.J.S.A. 40:55D-70(a) and N.J.S.A. 40:55D-70(b).

2. Time Limit Conditions

All approvals shall remain valid only so long as the information and conditions on which approval was based are maintained. Where an application is approved, the necessary permits from the work contemplated by the application shall be secured within six (6) months of the date of the action granting the application and the building or alteration, as the case may be, shall be commenced within twelve (12) months of the date of the action granting the building permit. Upon failure to comply with these requirements, such approval shall be automatically rescinded.

ARTICLE VII: RECORDS

1. Records

All applications shall be on the required application forms, and after final disposition shall be filed with the Administrative Assistant in such a manner that they shall be accessible to the public at Borough Hall during regular business hours. The Board shall publish, in a newspaper circulated within the Borough of South River, the official determination by the Board in each case, in accordance with the Civil Practice Rules, 4:69-6 of the State of New Jersey.

ARTICLE IX: AMENDMENTS

1. Amendments to these Rules of Procedure may be made by an affirmative vote of four (4) members of the Board, at any regular meeting, provided notice of such amendment shall have been given in writing to each member of the Board at least seventy-two (72) hours prior to such meeting,
2. The suspension of any rule may be ordered at any meeting by unanimous vote.

ARTICLE X: ADOPTION

In accordance with the authority granted by the Zoning Ordinance of the Borough of South River and applicable Statutes of the State of New Jersey, the foregoing rules and regulation were adopted by the Board of Adjustment of the Borough of South River, New Jersey on March 31, 2015 and supersede any and all previously adopted rules and regulations.

DATED: FEBRUARY 24, 2015

/s/ Frank DeMonico
Chairperson

Attest:

/s/ Sheryl L. Nevin
Zoning Board Secretary

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady, Sapata,
Scala
NAYS: None

PRESENTATIONS

Mr. DeMonico presented Plaques to Tony Ciulla, Zoning Board Member and M. Anita Hermstedt, Zoning Board Secretary for their years of service on the Zoning Board. Mr., Ciulla was elected as a Councilman in the borough and Mrs. Hermstedt retired.

The Minutes from November 25, 2014 were approved on a motion by Mr. Bodak, with a second by Mr. O'Grady, all present approved.

BOARD BUSINESS & CORRESPONDENCE

2015 Zoning Board/Professional Staff Roster
Letter from Bignell / Mirza Site Plan - Res. Compliance Review
Letter from Bignell / Holmes Ave.LLC Res. Compliance Review
Letter from County of Middlesex /153 Whitehead Ave
Letter from the County of Middlesex / Gaby's Pizza Buffett
Letter from J. Kinneally / SR Storage Co. vs. SR Zoning Bd
Resolution compliance for 4 Holmes Ave.
Freehold Soil Certification letter – 20 Robert St.
Freehold Soil Project Exemption letter – 40 Jeffrie Ave
2015 NJLM Conference dates

The above was received and filed on a motion by Mr. Bodak with a second by Mr. Scala, all present approved.

COMPLETENESS

ZB2014-24 Bulk Variances/New Single Family Dwelling
Diamar LLC 15 Clark St. Blk.175 Lot 13
Impervious coverage, side yard set back
Deemed Incomplete on a motion by Mr. Bodak, seconded by Mr. Scala, all present approved.
Additional information to be submitted to Engineer by 3/17/15.

ZB2014-26 Bulk Variance
Pedreiro, Licinio 18 Marion St. Blk.284 Lot 23.1
Impervious coverage, side yard set back
Deemed complete on a motion by Mr. Clancy, seconded by Mr. Scala, all present approved.
Public Hearing on March 31, 2015.

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
Deemed complete on a motion by Mr. Bodak, seconded by Mr. Scala, all present approved.
Public Hearing on March 31, 2015.

ZB2014-28 Use Variance
Esteves, Julie 70 Willett Ave. Blk. 260 Lot 11
From a two family to three family
Deemed complete on a motion by Mr. Bodak, seconded by Mr. Scala, all present approved.
Public Hearing on March 31, 2015.

ZB2015-2 Bulk Variances
Corticeiro, Carlos 42 Charles St. Blk.266 Lot 14
Add shed arc structure, increase driveway, header height in finished
Basement
Deemed complete on a motion by Mr. Bodak, seconded by Mr. Scala, all present approved.
Public Hearing on March 31, 2015.

ZB2015-4 Bulk Variance
Tawardros, Mary 1 Stanton St. Blk.273 Lot 11
Add Driveway, impervious coverage
Deemed complete on a motion by Mr. Bodak, seconded by Mr. Scala, all present approved.
Public Hearing on March 31, 2015.

PUBLIC HEARINGS

ZB2014-20 Bulk Variance

Carde, Luz 10 Obert St. Blk. 318 Lot 5
Impervious coverage, deck and patio relief

- Ms. Carde stated that her garage was knocked down by Storm Sandy, she has a driveway and small grass patch
- Mr. Koch stated that the applicant did not contact him to look at property
- Mr. DeMonico stated that the board cannot proceed without the opinion of the engineer; requested applicant contact Mr. Koch and carryover to 4/28/15
- Mr. Bletcher requested additional plans be submitted before 4/28/15 meeting to show impervious coverage

Motion was made by Mr. Clancy to carry over the application to the 4/28/15 meeting, seconded by Mr. Scala. All present agreed.

ZB2014-17 3 Variances

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

- Mr. DeMonico questioned why he poured so much concrete
- Mr. Shaikh didn't realize he couldn't go that far with concrete
- Board discussed with Mr. Shaikh concrete coverage, drainage, pitch and stone coverage on his property

Meeting No. 1

Page 13

- Mr. DeMonico stated that the stone has to be grass to be pervious

Mr. DeMonico opened meeting up to the public. Hearing none Mr. Clifton made a motion to close the public portion, seconded by Mr. Scala.

Motion was made by Mr. Bodak to approve the application with stipulations, seconded by Mr. Clancy with provisos, all present agreed.

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Farren, Giannakopoulos, O'Grady, Sapata,
Scala
NAYS: None

ZB2014-10 Use Variances

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

Convert 1st floor to 2 family bedroom

- Mr. Toto has researched tax records, tried to contact previous owners/neighbors, looked into CCO's to find out what use the building was before the 1977 Zoning Ordinance was adopted.
- Discussion from board on whether it is a valid two family dwelling. Tavern downstairs and 1 or 2 apartments upstairs is in question. Discussed entrances, meters, hot water heaters, heat in building.
- Mr. Toto concluded that he needs to discuss with his client if they are going to pursue more evidence or file a new application to change the dwelling to 3 family

Motion was made by Mr. Clancy to carry over to 4/28/15 agenda, seconded by Mr. Bodak, all present agreed.

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'

- Mr. Vasilev is adding on to his home 3 bedrooms and 1 bath
- Mr. Koch noted that the telephone poll has to be relocated
- Board discussed impervious coverage and various options to bring the percentage down.
- Mr. DeMonico asked applicant to work on bringing down the percentage of impervious coverage while still keeping the plans for his house.

Mr. DeMonico opened meeting up to the public. Hearing none Mr. Clancy made a motion to close the public portion, seconded by Mr. Scala.

Motion was made by Mr. Bodak to approve the application with revisios including a time period of 60 days for revisions, seconded by Mr. Clifton.

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Giannakopoulos, O'Grady, Scala
NAYS: None
ABSTAIN: Farren, Sapata

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

- Letters were received by the SRFD, SRRS and SRPD stating no safety concerns
- Board members discussed the type of material to be used on the driveway to withstand emergency vehicles, utilities on the property and driveway being maintained by the owner in inclement weather. Also tree removal/replacement as per the borough's ordinance
- Board requested a deed restriction on the property that no further subdivisions could be done

Mr. DeMonico opened meeting up to the public.

- Mr. Zammit questioned if his application is to build a house or relief since the house does not face the street. Application is for relief.

Mr. Clancy closed the public discussion seconded by Mr. Clifton, all present agreed.

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

ROLL CALL VOTE

YEAS: Bodak, Clancy, Clifton, DeMonico, Giannakopoulos, O'Grady, Scala
NAYS: None
ABSTAIN: Farren, Sapata

ZB2014-25 Bulk Variances

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

Lot coverage, rear yard setback and pool

Mr. Hutchison was not present. Board secretary to contact him on status.

Bills from the Hone News in the amount of \$30.80 and Bannister Company in the amount of \$386.00 were moved for payment by Mr. Bodak, seconded by Mr. Clifton.

No Public Comment

Board Comments

- Mr. DeMonico welcomed new board members Donna Farren and Joseph Sapata along with Sheryl Nevin as new board secretary.

Motion to adjourn by Mr. Scala, seconded by Mr. Bodak. All present in favor.

Adjourned at 10:05 PM

Respectfully submitted,

Sheryl L. Nevin

Zoning Board Secretary

Minutes approved at the Zoning Board meeting held on March 31, 2015.