

# BOROUGH OF SOUTH RIVER

**AGENDA**  
**ZONING BOARD**  
**MEETING NO. 2**  
**DATE: 2/9/2016**

**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 ( ) Planner ( )  
 Mr. DeMonico ( ) Mr. Scala ( )  
 Ms. Farren ( )

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	Bodak		Demonico		OGrady				
	Clancy		Farren		Sapata				
	Clifton		Giannakopoulos		Scala				
	B	C	C	D	F	G	O	S	S

**Announcement – Open Public Meetings Act**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

1. Minutes of January 26, 2016

**BOARD BUSINESS & CORRESPONDENCE**

**COMPLETENESS**

**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 \_\_\_\_\_

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

28-30 Florence Reality LLC 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 \_\_\_\_\_

**ZB2016-01 Bulk Variances (5), Use Variance (1)**

Absolute Properties Mgt. LLC. Block 271, Lots 1 & 2  
 Division, Anderson, Charles & Whitehead  
 Requesting Use Variance for multifamily 33 unit apartment complex in  
 R-75 Zone, Bulk Variances for front yard setback, maximum yard  
 coverage, maximum building height in stories, maximum building height  
 in feet and maximum gross density  
 Eng.  Planner Complete Y N Hearing Date \_\_\_\_\_

**RESOLUTIONS**

**ZB2014-26 Bulk Variance**

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

**ZB2015-33 Pre Existing Nonconforming Use or Structure**

396 Whitehead Ave LLC, 396 Whitehead Ave. Block 360 Lot 1, 1.1 & 2

**ZB2015-19 Use Variance/Bulk Variance**

Dixon Rincon 190 Main Street Blk. 165 Lot 5

**PUBLIC HEARINGS**

#1 Noticed Property Owners Yes No  
**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

#2 Noticed Property Owners Yes No  
**ZB2015-38 Bulk Variances (2)**  
 Gawel, Anne & Bodgan 47 June St. Block 34, Lot 14.1  
 Requesting Bulk Variances for impervious coverage, driveway and patio within 5' side yard property line

#3 Noticed Property Owners Yes No  
**ZB2015-29 Bulk Variances (2)**  
**Reconsideration of Application (previously heard/denied on 11/24/15)**  
 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 8.5' on the west side and 9' on the east side to create a 38'2" wide driveway. Requesting exemption from concrete or Belgium block border requirement.

#4 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

**TENTATIVE SCHEDULE - PUBLIC HEARING ON 2/23/2016**

**ZB2015-37 Bulk Variances (2)**  
 Resende, Jose 16 Schack Ave. Block 291, Lot 12  
 Requesting Bulk Variances for impervious coverage, driveway within 5' side yard property line and side & rear yard parking

**TENTATIVE SCHEDULE - PUBLIC HEARING ON 3/8/2016**

**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**

**COMMENTS**

**ADJOURNMENT**