

# BOROUGH OF SOUTH RIVER

AGENDA  
 ZONING BOARD  
 MEETING NO. 3  
 DATE: 2/23/2016

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

	Bodak		Demonic		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 February 9, 2016

**RESOLUTION (ATTACHED)**

2016-4 - Appoint Zoning Board Secretary

**CORRESPONDENCE/BOARD BUSINESS**

Authorize Planner to prepare end of year report.

**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 \_\_\_\_\_  
 (Letter sent to Mr. Otlowski's Attorney – carry to March 29, 2016)

**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 \_\_\_\_\_  
 (Carryover to 3/8/16 completeness – clarifying requirements with  
 Borough Engineer and Borough Planner)

**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 \_\_\_\_\_  
 (Carryover to 3/8/16 for completeness – determine Public Hearing at a  
 later date)

2/18/2016 5:32 PM

**RESOLUTIONS**

**ZB2015-35 4 Bulk Variances**

Elito, Gilbert 137 Whitehead Ave Block 304, Lot 2

**ZB2015-38 Bulk Variances (2)**

Gawel, Anne & Bodgan 47 June St. Block 34, Lot 14.1

**ZB2015-29 Bulk Variances (2)**

**Reconsideration of Application (previously heard/denied on 11/24/15)**

Janet Caban Garcia 42 Heritage Dr. Block 354 Lot 21.3

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

**PUBLIC HEARINGS**

**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  
 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  
 PLEASE BRING PACKET FROM 1/26/16 TO MEETING

**TENTATIVE SCHEDULE - PUBLIC HEARING ON 3/29/2016**

**PUBLIC COMMENTS**

**COMMENTS**

**ADJOURNMENT**