

BOROUGH OF SOUTH RIVER

Location: Council Chambers, 61 Main Street, South River, NJ

AGENDA
ZONING BOARD
MEETING NO. 6
DATE: 5/31/2016

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 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

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of April 26, 2016
2. Minutes of May 10, 2016

BOARD BUSINESS/CORRESPONDENCE

COMPLETENESS

ZB2016-09 Bulk Variance

Kahse, William 16 Monush St. Block 395 Lot 8
 Fence height exceeds 6', requesting 8'
 Eng. Planner Complete Y N Hearing Date _____

ZB2016-10 Bulk Variance

Poplawski, Walter 89 James St. Block 340 Lot 10
 Minimum ceiling heights in basement
 Eng. Planner Complete Y N Hearing Date _____

RESOLUTIONS

ZB2016-04 Use Variance and Bulk Variances (2)

Lourenco, Mario & Judite, .42-44 William Street Block 36 Lot 6.01
 Requesting bulk variance for lot width and minimum lot size; Use variance for single family dwelling to two family dwelling.
 Noticed Property Owners Yes No

ZB2015-22 Bulk Variance/Use Variance

Plasencia, Evarista 41 George St. Block 96 Lot 2
 Requesting to convert single family home to two family residence.
 Noticed Property Owners Yes No

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

ZB2016-05 Bulk Variance (2)

Salazar, George 15 Leland Avenue Block 100, Lot 6
 Extending Driveway; within 5' and parking in side yard; over lot Coverage, impervious coverage 53.2%

ZB2016-06 Bulk Variance (1)

Elito, Gilberto, 54 Levinson Avenue Block 301, Lot 2.2
 Minimum ceiling height in basement

PUBLIC HEARINGS/CORRESPONDENCE

ZB2015-34 (Amended) Site Plan & Bulk Variances

Panzica, Christine 49 Virginia St. Block 212 Lot 1.02
 Revision of original application – seeking site plan waiver and bulk Variance for maximum are of accessory structure (shed)
 Noticed Property Owners Yes No

ZB2016-07 Bulk Variances (2)

Halicki, Jozef & Loretta 47 North Side Ave. Block 345 Lot 24
 Requesting variances for location of driveway and Maximum impervious coverage
 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
 Noticed Property Owners Yes No

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

PUBLIC HEARINGS (6/28/16)

ZB2016-08 Bulk Variance

Belluscio Santos, Raquel 20 Jeffrie Ave. Block 284 Lot 17
Minimum ceiling heights in basement
Noticed Property Owners Yes No

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.
Set back for accessory structure; 20 ft. rear yard setback for storage bins
(carryover)

ZB2015-03 Use Variance and Site Plan Approval

Wasef, Wageih, 100 Main St Block 162 Lot 20
Requesting to convert single family home to two family residence
(carryover)

ZB2016-08 Bulk Variance

Belluscio Santos, Raquel 20 Jeffrie Ave. Block 284 Lot 17
Minimum ceiling heights in basement
Noticed Property Owners Yes No

PUBLIC COMMENTS

COMMENTS

ADJOURNMENT

***NEXT MEETING JUNE 28, 2016
COUNCIL CHAMBERS
61 Main Street***