

BOROUGH OF SOUTH RIVER

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

AGENDA
ZONING BOARD
MEETING NO. 10
DATE: 7/26/2016

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		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 June 28, 2016

BOARD BUSINESS/CORRESPONDENSE

ZB 2016-13 Bulk Variance (1)

Batista, Denise 36 Beryl St. Block 4, Lot 134
 For encroachment of structure addition into required 5 ft. side yard setback
 Applicant is working with structural engineer;; questing carryover of
 application for completeness to August 29, 2016.

COMPLETENESS

ZB 2016-17 Bulk Variance (1), Use Variance (1), Site Plan Approval (1)

Andre, Daniel, 40 Hillside Ave. Block 195, Lot 6 & 7
 Intensification of the use on the property, minimum 25' rear yard setback
 Eng. Planner Complete Y N Hearing Date_____

ZB 2016-18 Use Variance (1)

Rudy, Dan, 60 Willett Lane, Block 265, Lot 3
 6 ft. fence in backyard on corner lot
 Eng. Planner Complete Y N Hearing Date_____

ZB 2016-18 Use Variance (1)

Howard Busch, Inc. Block 147, Lot 32
 Use variance for retail and wholesale sale of auto parts and storage of
 Motor vehicles
 Eng. Planner Complete Y N Hearing Date_____

7/22/2016 4:12 PM

RESOLUTIONS

ZB2015-10 Use Variance/Parking Variance (Denied)

235 Main St. Trust 235 Main St. Blk.125 Lot 12
Convert 1 family/business to 2 fami

ZB2016-08 Bulk Variance (Approved)

Belluscio Santos, Raquel 20 Jeffrie Ave. Block 284 Lot 17
Minimum ceiling heights in basement

ZB2016-09 Bulk Variance (Approved)

Kahse, William 16 Monush St. Block 395 Lot 8
Fence height exceeds 6 ‘, requesting 8’

PUBLIC HEARINGS/CORRESPONDENCE

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
(Carryover)

ZB 2016-12 Bulk Variance (1)

Rodriquez, George & Ramos, Cindy 75 David St. Block 341, Lot 8
For encroachment of structure addition into required 5 ft. side yard setback
Noticed Property Owners Yes No

ZB 2016-14 Bulk Variance (1)

Mistry, Viral 41 Independence Place Block 363.13, Lot 11
Bulk Variance for inground pool in required 25 ft frontyard with
walking/patio surface
Noticed Property Owners Yes No

ZB 2016-15 Bulk Variance (8)

DeJesus, Walfida 8 William St. Block 37, Lot 16
Bulk Variances for undersized lot, undersized width of lot, insufficient
Front, left, right and side yard setbacks, overage of lot coverage, impervious
Coverage 64%
Noticed Property Owners Yes No

ZB 2016-16 Bulk Variance (1)

McManaman, Kevin 12 Mitchell Ave. Block 214, Lot 5
Bulk Variance for exceeding the maximum square footage on an
accessory structure 200 sq. ft to 400 sq. ft
Noticed Property Owners Yes No

ZB2016-10 Bulk Variance

Poplawski, Walter 89 James St. Block 340 Lot 10
Minimum ceiling heights in basement
(Carryover)

PUBLIC HEARINGS (8/30/16)

PUBLIC HEARINGS (9/27/16)

ZB2016-02 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)

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)

PUBLIC COMMENTS

COMMENTS

ADJOURNMENT

***NEXT MEETING AUGUST 30, 2016
COUNCIL CHAMBERS
61 Main Street***