

BOROUGH OF SOUTH RIVER

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

AGENDA
ZONING BOARD
MEETING NO. 11
DATE: 8/30/2016

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 ()

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

Announcement – Open Public Meetings Act

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of July 26, 2016

BOARD BUSINESS/CORRESPONDENCE

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; requesting carryover of application for completeness to September 27, 2016.
 (Email received from applicant)

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,
Applicants engineer requesting carryover of the Public Hearing to September 27, 2016.

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 *Requesting carryover of application for completeness to September 27, 2016.*
 (Email received from applicant's attorney)

COMPLETENESS

ZB 2016-25 Bulk Variance (5), Use Variance (1) and Minor Site Plan/Subdivision

Paulo & Regina Santos, 12 Ferry Street Blk. 158, Lots 5,6,8,9 & 10
 Use Variance to expand existing building and parking lot, remodel front of façade, expansion of existing hours. Bulk variance for parking buffer, buffer for adjoining property, landscaping, maximum building depth.

Eng. Planner Complete Y N Hearing Date _____

8/26/2016 1:08 PM

COMPLETENESS (continued)

ZB 2016-24 Certificate of Pre-Existing Non-Conformity, Use Variance (1) and Minor Site Plan Waiver Request
George Imrahim, 91 Browns Lane, Blk.328, Lots 1&2
 Requesting use of site for storage of commercial vehicle/heavy Construction equipment including a trailer
 Eng. Planner Complete Y N Hearing Date _____

ZB 2016-22 Bulk Variance (1), Use Variance (1)
Manuel Maltez 5 Donise Ct. Blk. 367, Lot 1.24
 Use Variance and Bulk Variance, Non-conforming basement height; finished basement without permits
 Eng. Planner Complete Y N Hearing Date _____

ZB 2016-23 Bulk Variance (2)
Miguel Camacho, 26 Independence Place Blk. 363.14 , Lot 10
 Bulk Variance for existing shed to be moved
 Eng. Planner Complete Y N Hearing Date _____

RESOLUTIONS

ZB2016-10 Bulk Variance
 Poplawski, Walter 89 James St. Block 340 Lot 10
 Minimum ceiling heights in basement

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

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

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%

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

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

PUBLIC HEARINGS/CORRESPONDENCE

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
 Noticed Property Owners Yes No

ZB 2016-18 Use Variance (1)
 Rudy, Dan, 60 Willett Lane, Block 265, Lot 3
 6 ft. fence in backyard on corner lot
 Noticed Property Owners Yes No

ZB2016-21 (Previously ZB2015/28) Remand for Reconsideration
 Yacovelli, Ralph Block 149, Lot 17.1
 Certificate of Preexisting Non-conformity
 The Superior Court has remanded this matter back to the Board for further consideration.
 Noticed Property Owners Yes No

PUBLIC HEARINGS (9/27/16)

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

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 SEPTEMBER 27, 2016
 COUNCIL CHAMBERS
 61 Main Street***