

BOROUGH OF SOUTH RIVER

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

AGENDA
ZONING BOARD
MEETING NO. 13
DATE: 10/25/2016

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 September 27, 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

ZB 2016-18 Use Variance (1)

Howard Busch, Inc. 101 Main St. 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*

ZB 2016-27 Bulk Variances

Terik Ahmed, 10 High Street, Blk.166, Lot 20
 Requesting variance for driveway; falls within 5 feet of side property
 And side yard parking.
Requesting to carryover Public Hearing to 11/29/16 – notification to neighbors/newspaper not 10 days prior to hearing date

PUBLIC HEARINGS

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.
 Noticed Property Owners Yes No

ZB2016-21 (Previously ZB2015/28) Remand for Reconsideration
Yacovelli, Ralph. 26 Reid St. 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

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
 Noticed Property Owners Yes No

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
 Noticed Property Owners Yes No

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.
 Noticed Property Owners Yes No

PUBLIC HEARINGS (11/29/16)

PUBLIC HEARINGS (1/31/17)

PUBLIC COMMENTS

COMMENTS

ADJOURNMENT

NEXT MEETING NOVEMBER 29, 2016
COUNCIL CHAMBERS
61 Main Street