

BOROUGH OF SOUTH RIVER

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

AGENDA
ZONING BOARD
MEETING NO. 14
DATE: 11/29/2016

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

Announcement – Open Public Meetings Act

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of October 29, 2016

BOARD BUSINESS/CORRESPONDENCE

COMPLETENESS

ZB 2016-24 Certificate of Pre-Existing Non-Conformity, Use Variance (1) and Minor Site Plan Waiver Request
George Ibrahim, 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 2016-18 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. *No additional information submitted*
 Eng. Planner Complete Y N Hearing Date _____

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
No additional information submitted
 Eng. Planner Complete Y N Hearing Date _____

ZB 2016-20 Variance Amendment (Previously ZB2014-02)
 Fernandez, Manuel 60 Whitehead Ave. Block 288, Lot 5.01
 Requesting amended site plan approval to provide 11 parking spaces and
 1 handicapped space.
 Eng. Planner Complete Y N Hearing Date _____

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	Bodak	Clancy	Clifton	Demonico	Farren	Gianakopoulos	OGrady	Sapata	Scala
	B	C	C	D	F	G	O	S	S
<u>COMPLETENESS (continued)</u>									
ZB2016-31 Use Variance, Site Plan and Bulk Variances (7)									
Provident Bank 6 Jackson St. Block 321, Lot 14									
Variance for Drive through, Site Plan for change in utilization of building/land and Variances for off street parking, drive aisle less than 12 ft., street and parking lot trees, parking lot landscaping provisions, maximum lot impervious coverage, let than 5 ft. to the property line.									
<input type="checkbox"/> Eng. <input type="checkbox"/> Planner Complete Y N Hearing Date _____									
<u>RESOLUTIONS</u>									
ZB 2016-22 Bulk Variance (2)									
Manuel Maltez 5 Donise Ct. Blk. 367, Lot 1.24									
ZB2015-24 Bulk Variances (3) / Use Variance (1)									
WSC, LLC 190 William Street Block 48 Lot 1.3									
ZB2016-02 Use Variance and Site Plan									
Wasef, Wageih, 100 Main St Block 162 Lot 20									
<u>PUBLIC HEARINGS</u>									
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.									
Noticed Property Owners Yes No									
ZB2019-28 Bulk Variance(2)									
Joao Rodrigues, 107 Kamm Avenue , Blk.354.12, Lot 6									
Install pavers within 5ft. of property line; additional shed on property									
Noticed Property Owners Yes No									
ZB2019-29 Bulk Variance(3) and Minor Site Plan									
Rose Kruser, 124 William Street, Blk.50, Lot 1.01									
Multifamily dwelling, insufficient front, rear, side yards, impervious coverage and dwelling units per acre									
Noticed Property Owners Yes No									
ZB 2016-26 Bulk Variances (4)									
Sergey & Ala Latosh, 52 Prentice Ave., Blk.288, Lot 2									
Requesting variances for undersized lot, undersized lot width, insufficient front setback and insufficient combined side yard setbacks									
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									
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PUBLIC HEARINGS (1/31/17)

ZB2019-30 Bulk Variance (2)

Ronald Louque, 85 Darrow Street, Blk.112, Lot 11

Install fence on front and side yard property; pavers for small patio grill area. Increases impervious coverage to 58.2%

PUBLIC HEARINGS (2/28/17)

PUBLIC COMMENTS

COMMENTS

ADJOURNMENT

***NEXT MEETING – REORGANIZATION MEETING
JANUARY 31, 2017
COUNCIL CHAMBERS
61 Main Street, SR***