

BOROUGH OF SOUTH RIVER

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

AGENDA
ZONING BOARD
MEETING NO. 4
DATE: 4/26/2016

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 ()

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|--|--------|---------|----------|----------------|--------|---|---|---|---|
| | 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

I. Minutes of March 29, 2016

BOARD BUSINESS/CORRESPONDENSE

New Jersey League of Municipalities
 Tuesday, 11/15/16 to Thursday 11/17/16
 May 1st deadline for reservations

Request for Public Hearing of ZB2016-02, 100 Main Street
 be carried over to June 28, 2016 (Letter from Mr. Pressler attached)

COMPLETENESS

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
 Eng. Planner Complete Y N Hearing Date _____

ZB2016-08 Bulk Variance
 Belluscio Santos, Raquel 20 Jeffrie Ave. Block 284 Lot 17
 Minimum ceiling heights in basement
 Eng. Planner Complete Y N Hearing Date _____

RESOLUTIONS

ZB2015-03 Use Variance and Site Plan Approval
 Andre, John 656 Old Bridge Tpk. Block 73 Lot 10.1
 Requesting use for parking and storage of used cars for used
 car company and shipping containers

4/21/2016 4:51 PM

Bodak
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 Scala

PUBLIC HEARINGS

ZB2015-04 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

ZB2015-10 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

ZB2015-22 Bulk Variance/Use Variance

Evarista Pasencia 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
 Noticed Property Owners Yes No

ZB2016-05 Bulk Variance (2)

Salazar, George 15 Leland Avenue Block 100, Lot 6
 Extending Driveway; within 5' and parking in sideyard; over lot
 Coverage, impervious coverage 53.2%
 Noticed Property Owners Yes No

ZB2016-05 Bulk Variance (1)

Elito, Gilberto, 54 Levinson Avenue Block 301, Lot 2.2
 Minimum ceiling height in basement
 Noticed Property Owners Yes No

PUBLIC HEARINGS 5/10/16 (SPECIAL MEETING)

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)

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.
setback for accessory structure; 20 ft. rear yard setback for storage bins

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
(Requesting carry over)

PUBLIC COMMENTS

COMMENTS

ADJOURNMENT

***Special Zoning Board Meeting
May 10, 2016
Middle School Cafetorium @ 7:30PM
Public Hearing for
Absolute Properties, Division & Charles Streets***